

**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE July 15, 2005 LOCAL EFFECTIVE DATE July 29, 2005 APPROX FINAL EFFECTIVE DATE August 19, 2005	CONTACT/PHONE Kerry Brown, Project Manager 805-781-5713	APPLICANT San Luis Obispo County Superintendent of Schools	FILE NO. D010323P
SUBJECT A request by San Luis Obispo County Superintendent of Schools for a Minor Use Permit/Coastal Development Permit to allow for the removal of an existing 1,053 square foot temporary building and the construction of a new 4,245 square foot administration building and a new parking lot with 45 spaces, resulting in a disturbance of 24,000 square feet in the Public Facility land use category. The project is located on the north side of the intersection of Education Drive and Highway 1 approximately 3 miles northwest of the City of San Luis Obispo, in the Estero planning area.			
RECOMMENDED ACTION 1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Minor Use Permit D010323P based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 2, 2005 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, geology, recreation, water and land use and are included as conditions of approval.			
LAND USE CATEGORY Public Facilities	COMBINING DESIGNATION Local Coastal Plan, Archaeologically Sensitive, Geologic Study Area, Environmentally Sensitive Habitats, and Streams and Riparian Vegetation	ASSESSOR PARCEL NUMBER 073-211-004	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: None <i>Does the project meet applicable Planning Area Standards: Not applicable</i>			
LAND USE ORDINANCE STANDARDS: Parking Requirements <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14 calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			

EXISTING USES: Administration Buildings, Maintenance and operations facility, school, and temporary administration trailer	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Public facilities and Agriculture; school, offices and grazing <i>East:</i> East: Recreation; golf course and regional park <i>South:</i> Public Facility; military and community college <i>West:</i> Agriculture; grazing	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, County Parks, CDF, and the California Coastal Commission	
TOPOGRAPHY: Gently to steeply sloping	VEGETATION: Annual grassland and riparian woodland
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: County Fire / CDF	ACCEPTANCE DATE: August 1, 2003

PROJECT HISTORY

A separate Minor Use Permit for an addition to the existing Administration building was approved October 26, 2001 (D990345P).

DISCUSSION

The applicant is proposing to remove an existing temporary Administrative office from the site and replace it with a new 4,245 square foot permanent administration building. A new parking lot with 45 spaces adjacent to Highway 1 is also included in the project description. Additionally, the applicant is proposing to re-stripe an existing asphalt parking lot to gain additional parking spaces for the Administrative complex.

LAND USE ORDINANCE

Section 23.07.120 - Local Coastal Program

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan.

Section 23.07.170 - Environmentally Sensitive Habitats

Section 23.07.174 - Streams and Riparian Vegetation

The project is appealable to the Coastal Commission because the project is proposed development within 100 feet of Pennington Creek (a mapped coastal stream). The existing Administration building and temporary Administration building both are located adjacent to Pennington Creek. The existing portable office building is located 8 feet from the upland extent of riparian vegetation. The applicant evaluated other locations in an effort to avoid any impacts to the riparian vegetation and habitat. The Office of Education plans to use the new building for special education and administrative uses in conjunction with the existing Administrative building. The County Office of Education needs to locate all administration functions in close proximity and therefore must locate the new administrative building at this site.

Eight alternatives were evaluated. Option A is located in the vacant area between Education Drive and Highway 1 (in the area proposed as a new parking lot). Option A is prominently visible from Highway 1 a State and Federal Scenic Highway. Development at this location may have a significant visual impact and would result in a reduced parking. Option B is east of the existing Administration building. This option is also not viable since it would remove the existing detention basin, require extensive retaining walls /grading into the hillside and be prominently

visible from Highway 1. Option C is located within the existing parking lot north of the existing Administration building. This option places the footprint within the riparian setback (a portion within 18" of the edge of riparian vegetation) and eliminates existing parking (with limited parking opportunities at the site). Option D is located at the existing portable administration building footprint. The option would place the proposed building within the riparian setback (25 feet from the edge of riparian vegetation). Option E is located northwest of the existing Maintenance building in the upper parking lot (west of Pennington Creek). This option E is also located within the required riparian setback and would eliminate existing parking. Option F is located northwest of the Maintenance building within the existing parking lot. This option would also encroach into the required riparian setback and displace parking. Option G is located northwest of the site across the creek. This option would require a creek crossing, removal of significant riparian vegetation and potential habitat, excessive grading and be located within the riparian setback. Option H is located northwest of the site between Pennington creek and a tributary to Pennington creek. This option would require a creek crossing and removal of significant riparian vegetation. It is concluded that because of site constraints including steep slopes and the presence of Pennington creek and a tributary to Pennington creek the only viable option that minimizes impacts and has the greatest setback from the existing riparian vegetation is the proposed building site Option D. See attached graphics for mapping of all options.

This riparian adjustment is necessary to allow a principally permitted use of the site to continue and expand. The new parking lot will be setback 103 feet from the edge of riparian vegetation.

Section 23.07.080 Geologic Study

A geological report (Earth Systems Pacific, October 17, 2003 and Addendum October 24, 2003) was prepared (per CZLUO Sec. 23.14.070(C)) to evaluate the area's geological stability relating to the proposed use. The report summarizes the geological conditions and concludes that the existing local and regional geologic conditions would not preclude construction of the proposed administration building at the site. The geological report identified an asbestos bearing rock, such as serpentinite, underlying the southern corner of the building and retaining walls. An asbestos dust mitigation plan will be incorporated into the proposed project, as recommended by the geologic report.

Parking requirements

Total required parking for the site (which includes the existing Maintenance building, the existing Administrative building and the new Administrative building) is 126 spaces. The applicant is providing 194 spaces on-site. The existing parking lot by the Administrative building has 63 parking spaces, the parking lot adjacent to the Maintenance building provides 48 spaces, but will be re-stripped to provide 86 parking spaces, and new parking lot will provide 45 new spaces. (see table on the next page).

USE	PARKING CALULATION	AREA USED FOR CALCULATION	REQUIRED NUMBER OF SPACES
Existing Admin build.	1/200 (office)	20,000	100
Existing Maint. build.	1/2000 (warehouse) 1/200 (office)	1100 900	.55 4.5
New Admin build.	1/200 (office)	4245	21.23
		Total	126.98

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies, the most relevant policies are discussed below.

Environmentally Sensitive Habitats (ESHAs):

- Policy 1: Land Uses within or adjacent to Environmentally Sensitive Habitats. *The project is located within 100 feet of an ESHA and although offices are not listed a principally permitted within the Public Facilities land use category, schools are principally permitted. The Office of Education is a public facility and all related Administrative functions of the Office of Education need to be located adjacent to each other. In addition the new Administrative building will be used for special education. An adjustment to the riparian setback is warranted in this instance.*
- Policy 2: Permit requirements. *The applicant has provided a biological report and it has been determined that the project as proposed will not have a significant impact on the sensitive habitat and is consistent with the biological continuance of the habitat.*
- Policy 3: Habitat restoration. *The County should require the restoration of damage habitats as a condition of approval. The project is proposing to enhance the upper portion of Pennington Creek by repairing a fish ladder.*
- Policy 20: Coastal Streams and Riparian Vegetation. *The project will not impact the coastal stream and riparian area and will enhance the upper portion of the creek by repairing an existing fish ladder.*
- Policy 21: Development in or adjacent to a coastal stream. *The proposed project will not degrade the coastal habitat and will be compatible with the continuance of the habitat.*
- Policy 28: Buffer Zone for Riparian Vegetation. *The project is proposed within the 100 foot riparian setback and although offices are not listed a principally permitted within the Public Facilities land use category, schools are principally permitted. The Office of Education is a public facility and all related Administrative functions of the Office of Education need to be located adjacent to each other. In addition the new Administrative building will be used for special education. An adjustment to the riparian setback is warranted in this instance.*

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

AGENCY REVIEW:

Public Works, County Service Area- Public Works will require an application for a continue to serve for water service.

Public Works – Recommend approval – No concerns.

County Parks – Provide a bicycle trail through the site.

CDF - Fire Sfaety PLan

California Coastal Commission – Please evaluate adjustment to riparian setback under Section 23.07174d2. In particular requiste finding (iii).

Staff report prepared by Kerry Brown and reviewed by Matt Janssen.

EXHIBIT A - FINDINGS

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 2, 2005 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, geology, recreation, water and land use and are included as conditions of approval.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies/does not satisfy all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the new Administrative building project will not conflict with the surrounding lands and uses.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is an allowed use and will not conflict with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Education Drive (off of Highway 1) a (local) road constructed to a level able to handle any additional traffic associated with the project

Coastal Access

- G. The project site is not located between the first public road and the ocean and is not within an urban reserve line. Public access-ways exist within 7 miles from the site; therefore, the proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act

Sensitive Resource Area

- H. As conditioned, the development will not create significant adverse effects on the natural features (Coastal Stream) of the site or vicinity that are the basis for the Sensitive

Resource Area designation, and will preserve and protect such features through site design because the project includes measures to enhance the habitat.

- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements the proposed project needs to be located adjacent to the Administrative building which is located next to the creek and the proposed project includes measures to enhance the creek..
- J. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting for the project, and will not create significant adverse effects on the identified sensitive resource.
- K. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff.

Streams and Riparian Vegetation

- L. The proposed project is located within the 100 foot riparian setback, alternative locations and routes were evaluated and determined to be infeasible or more environmentally damaging given the need to locate all administrative functions and special education for the Office of Education in one location.
- M. Adverse environmental effects have been mitigated to the maximum extent feasible.
- N. The adjustment to the riparian setback is necessary to allow the Office of Education (a public facility) to locate all of the administrative functions for the department in one location.
- O. The adjustment is the minimum that would allow for the establishment of the new Administration building project.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes:
 - a. the removal of an existing 1,053 square foot temporary building,
 - b. the construction of a new 4,245 square foot administration building
 - c. a new parking lot with 45 spaces, resulting in a disturbance of 24,000 square feet

Conditions required to be completed at the time of application for construction permits

Site Development

2. Plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. The applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

4. All plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated October 23, 2003.

Environmental Mitigation

5. The applicant shall submit a biological monitoring plan (prepared by a qualified biologist) for review and approval by the Planning and Building Department. The monitoring plan shall include at a minimum:
 - A. List of personnel involved in the monitoring activities;
 - B. Description of how the monitoring shall occur;
 - C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - D. Description of monitoring reporting procedures.
6. The Administration building shall be setback a minimum of 25 feet from the edge of riparian vegetation. Prior to the start of construction, the applicant shall stake the setback and call the Department of Planning and Building for a site inspection to verify setback.
7. The applicant shall submit an erosion and sedimentation control plan for review and approval by the Department of Planning and Building. The plan should utilize sediment fences and/or hay bales properly keyed in to the hinge of the Pennington Creek upper bank. Installation of erosion/sediment control barricades should be installed around the perimeter of the construction zone.
8. The applicant shall implement the erosion and sedimentation control plan.
9. The applicant shall submit a drainage plan for review and approval by the Planning and Building Department. The plan shall include installation of filtration devices, designed to remove oil, grease, and other potential pollutants from stormwater runoff shall be required for all storm drains leading to Pennington Creek

10. The applicant shall implement the drainage plan.

Services

11. The applicant shall provide a letter from Department of Public Works County Service Area stating they are willing and able to service the property.
12. The applicant shall provide a letter from California Mens Colony stating they are willing and able to service the property.

Conditions to be completed prior to issuance of a construction permit

Fees

13. The applicant shall pay all applicable school and public facilities fees.
14. Construction areas shall be clearly flagged. All construction shall then be limited to within the flagged areas.

Conditions to be completed during project construction

Building Height

15. The maximum height of the project is 30 feet from average natural grade.
 - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
 - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.
16. To reduce the likelihood of bank failure and sedimentation to Pennington Creek, all private and construction vehicle traffic should be limited to those areas away from the western edge of the property.
17. To ensure proper form and function, erosion control devices shall be checked on a daily basis by construction personnel and weekly by approved monitor.
18. Construction activities shall be limited the dry weather season (April 15 thru October 15).
19. Soil shall not be stockpiled in areas near the western margin, adjacent to Pennington Creek, or in areas that have potential to drain to Pennington Creek. Stockpiled soil should be properly covered at all times to avoid wind and water erosion and consequently siltation to Pennington Creek.
20. No heavy equipment shall be allowed within the Pennington Creek channel or the adjacent open space buffer zone. Construction necessary near the Pennington Creek bank shall be performed from the top of the bank within the property boundaries.

21. Construction vehicle speed at the work site must be limited to fifteen (15) miles per hour or less
22. Sufficient water must be applied to the area to be disturbed to prevent visible emissions from crossing the property line.
23. Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line.
24. Storage piles must be kept adequately wetted, treated with a chemical dust suppressant or covered when material is not being added to or removed from the pile.
25. Equipment must be washed down before moving from the property onto a paved public road.
26. Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours.

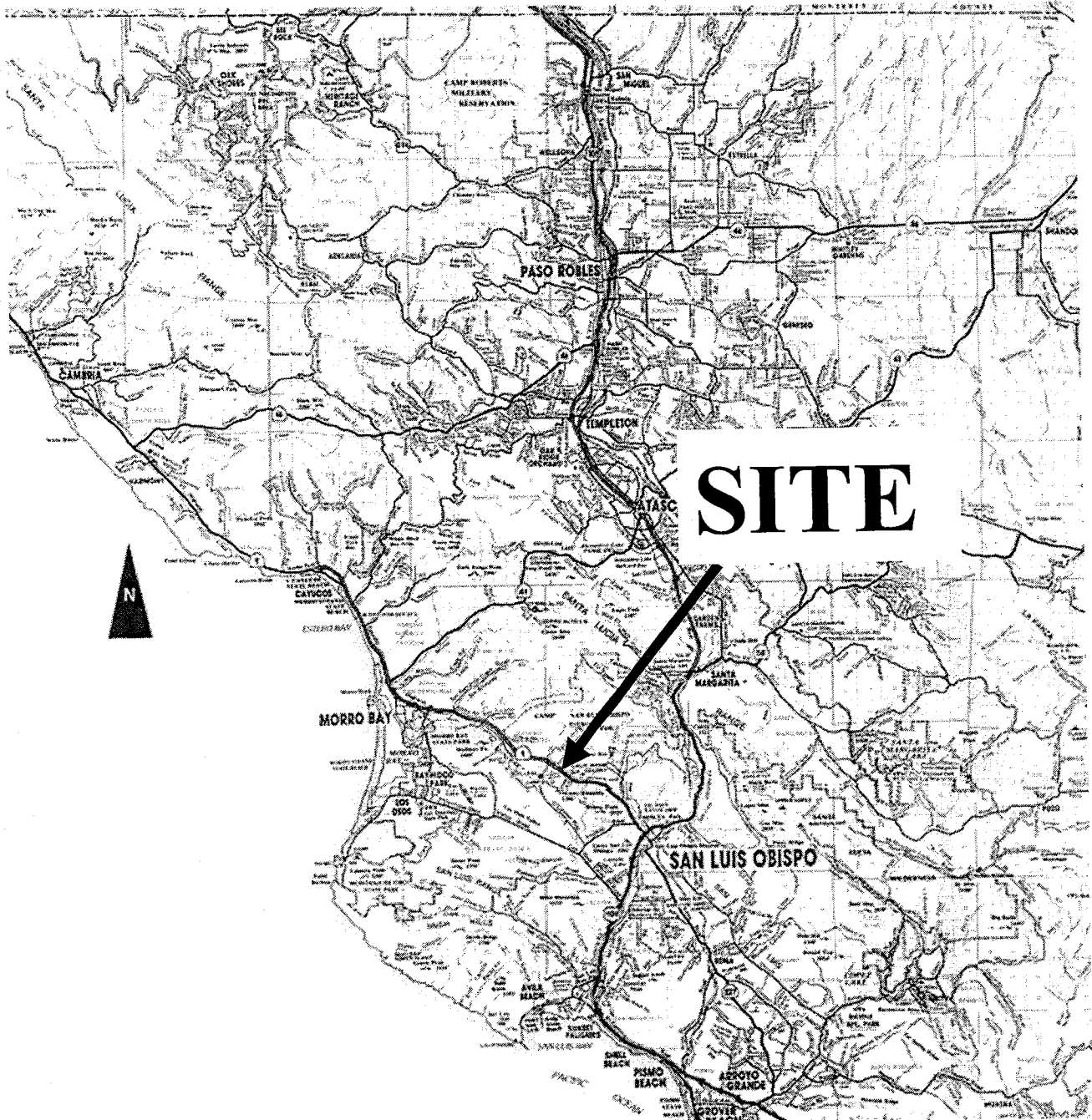
Conditions to be completed prior to occupancy or final building inspection /establishment of the use

27. Landscaping in accordance with the approved landscaping plan shall be installed All landscaping shall be maintained in a viable condition in perpetuity.
28. A monitoring report shall be submitted to the Planning and Building Department for review and approval.
29. Which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
30. The applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
31. Prior to occupancy of the building (or other time approved by the Planning and Building Department), the applicant shall restore a fish ladder on Pennington creek previously damaged in the winter rains of 2003.
32. The parking lot adjacent to the maintenance building will be re-stripped to provide 86 parking paces.

On-going conditions of approval (valid for the life of the project)

33. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
34. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these

conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.



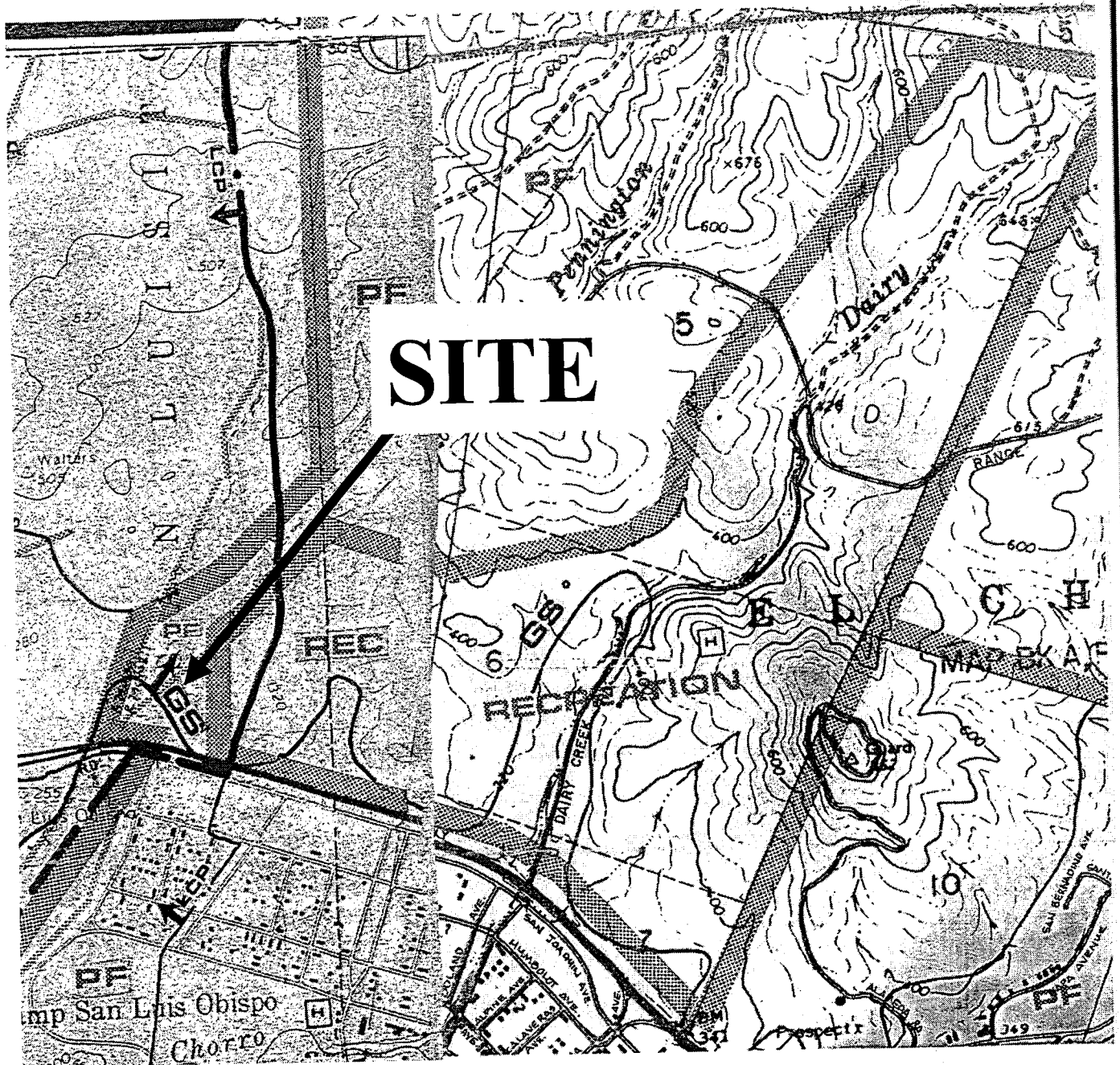
PROJECT

Minor Use Permit
SLO County Schools-D010323P



EXHIBIT

Vicinity Map



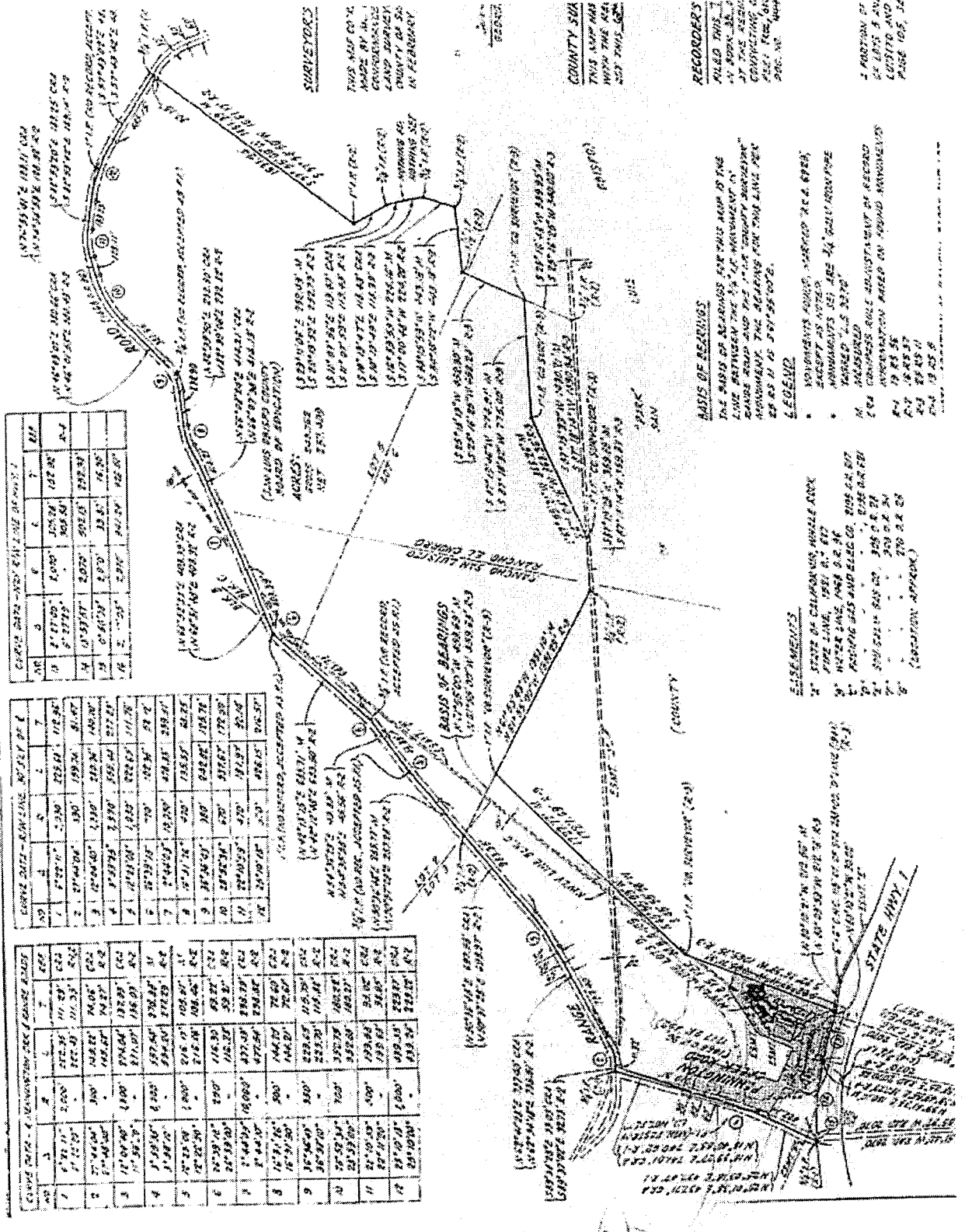
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EXHIBIT

Land Use Map



CURVE DATA - 100' CHAIN THE 100' CHAIN

STATION	1	2	3	4	5	6	7	8	9	10
1	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

CURVE DATA - 100' CHAIN THE 100' CHAIN

STATION	1	2	3	4	5	6	7	8	9	10
1	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

CURVE DATA - 100' CHAIN THE 100' CHAIN

STATION	1	2	3	4	5	6	7	8	9	10
1	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

SURVEYORS

THIS MAP WAS MADE BY ME, THE SURVEYOR, AND I AM A LICENSED SURVEYOR IN THE STATE OF CALIFORNIA.

COUNTY SURVEYOR

RECORDS

THE BASIS OF BEARINGS FOR THIS MAP IS THE TRUE NORTH, WHICH IS THE SAME AS THE MAGNETIC NORTH AT THE TIME THIS MAP WAS MADE.

LEGEND
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO THE CENTER OF THE ROAD.
 3. ALL DIMENSIONS ARE TO THE CENTER OF THE LOT.
 4. ALL DIMENSIONS ARE TO THE CENTER OF THE TRACT.

STATE OF CALIFORNIA
 COUNTY OF SAN LUIS OBISPO
 DEPARTMENT OF PLANNING AND BUILDING
 1000 J STREET, SUITE 200
 SAN LUIS OBISPO, CALIFORNIA 95060
 (408) 755-1234
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 WWW.SLOCOUNTY.CA.GOV

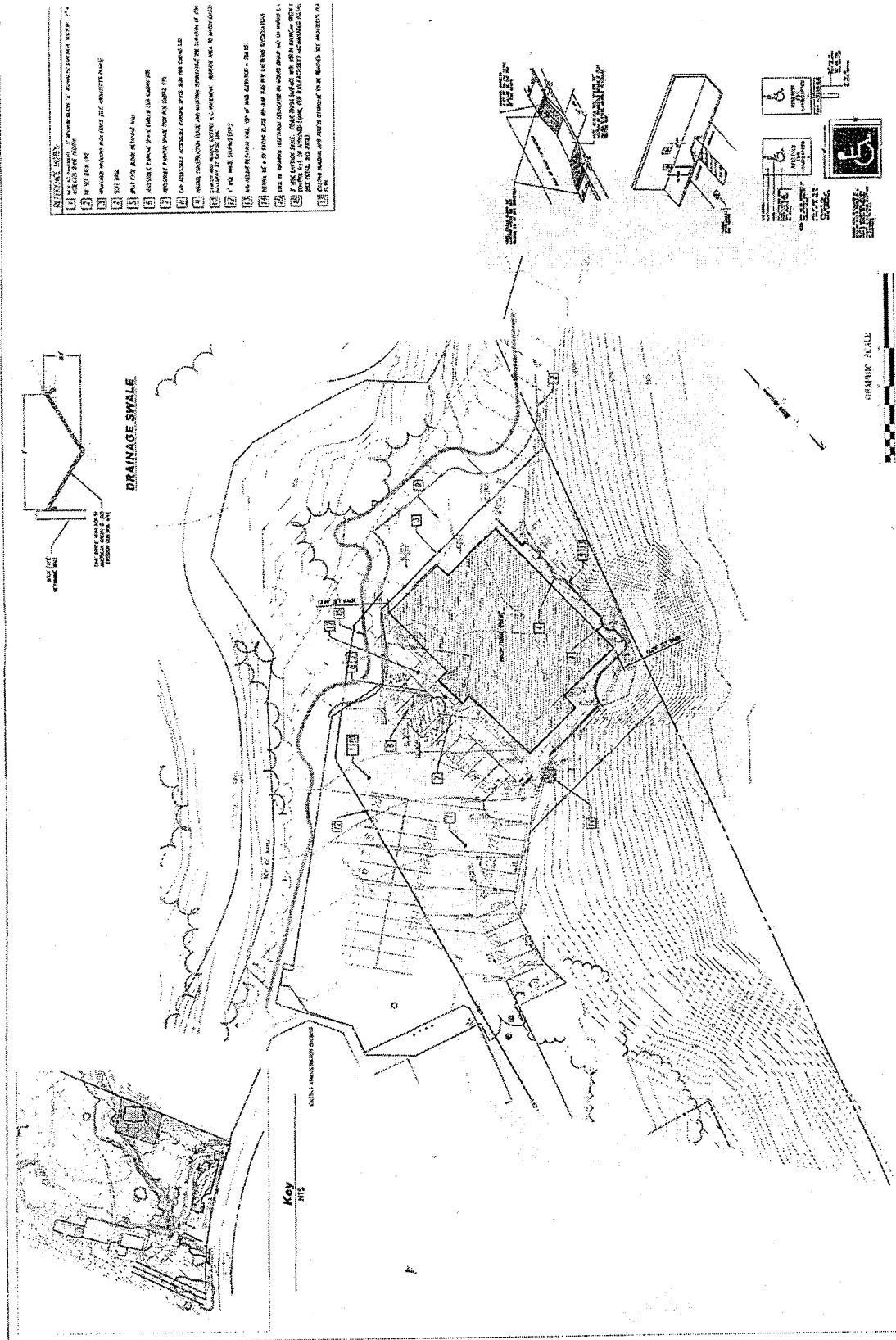
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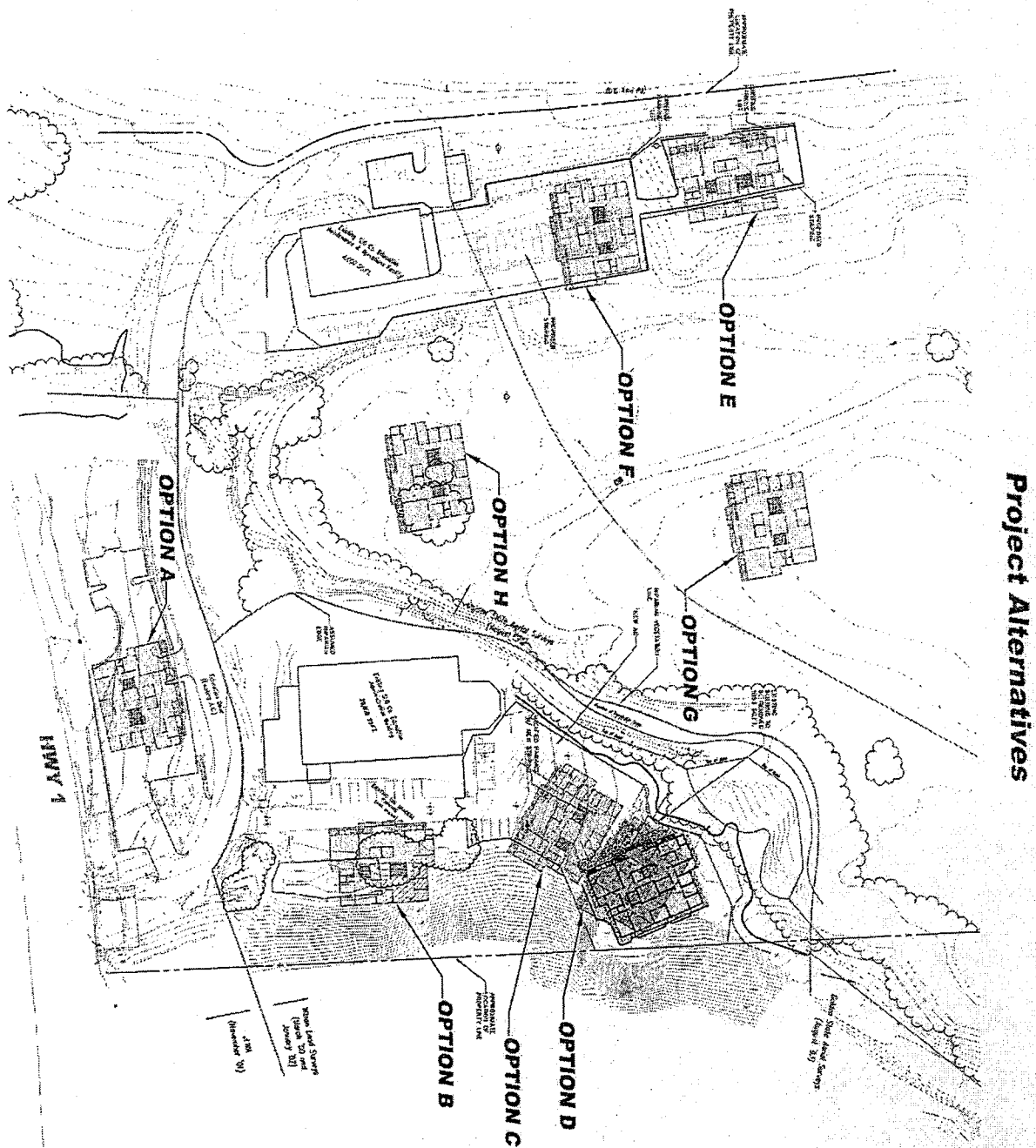


EXHIBIT
 Entire site plan

**Loma Vista Administration Building
County of San Luis Obispo, California**

Site Plan



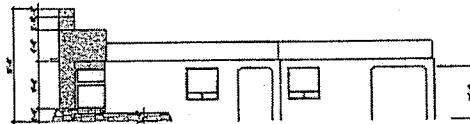
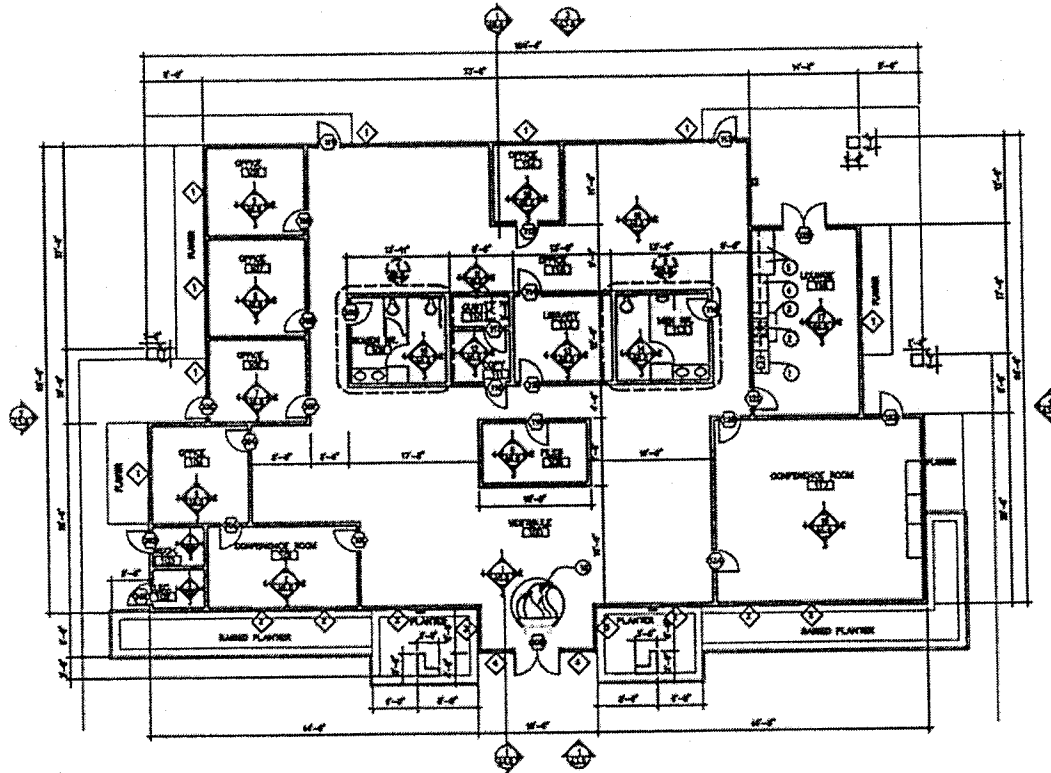


Project Alternatives

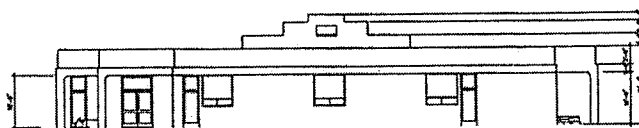
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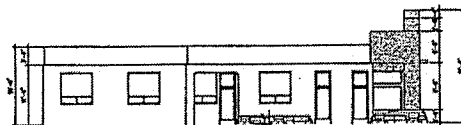
EXHIBIT
Options



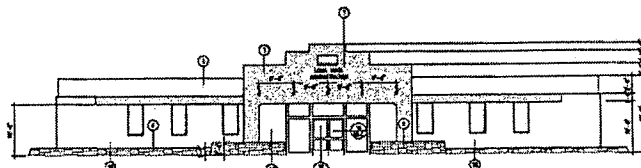
4 EAST ELEVATION
A3.0 1/8"=1'-0"



3 NORTH ELEVATION
A3.0 1/8"=1'-0"



2 WEST ELEVATION
A3.0 1/8"=1'-0"



1 SOUTH ELEVATION
A3.0 1/8"=1'-0"

GENERAL NOTES

- ① BRICK VENTILATION AND AIR ALARM
- ② DO NOT REMOVE WALLS
- ③ EXIST. ROOFING OF ALL ROADS MUST BE IN ACCORDANCE WITH
- ④ FUEL OIL TANKS MUST BE REMOVED
- ⑤ PROPOSED ROOFING, SEE DRAWING 1/4"=1'-0"
- ⑥ ROOFING SEE 1/4"=1'-0"
- ⑦ ROOFING SEE 1/4"=1'-0"
- ⑧ ROOFING SEE 1/4"=1'-0"
- ⑨ SEE THE ARCHITECT'S NOTE
- ⑩ FOR VENTILATION SEE ARCHITECT'S NOTE
- ⑪ FOR VENTILATION SEE ARCHITECT'S NOTE

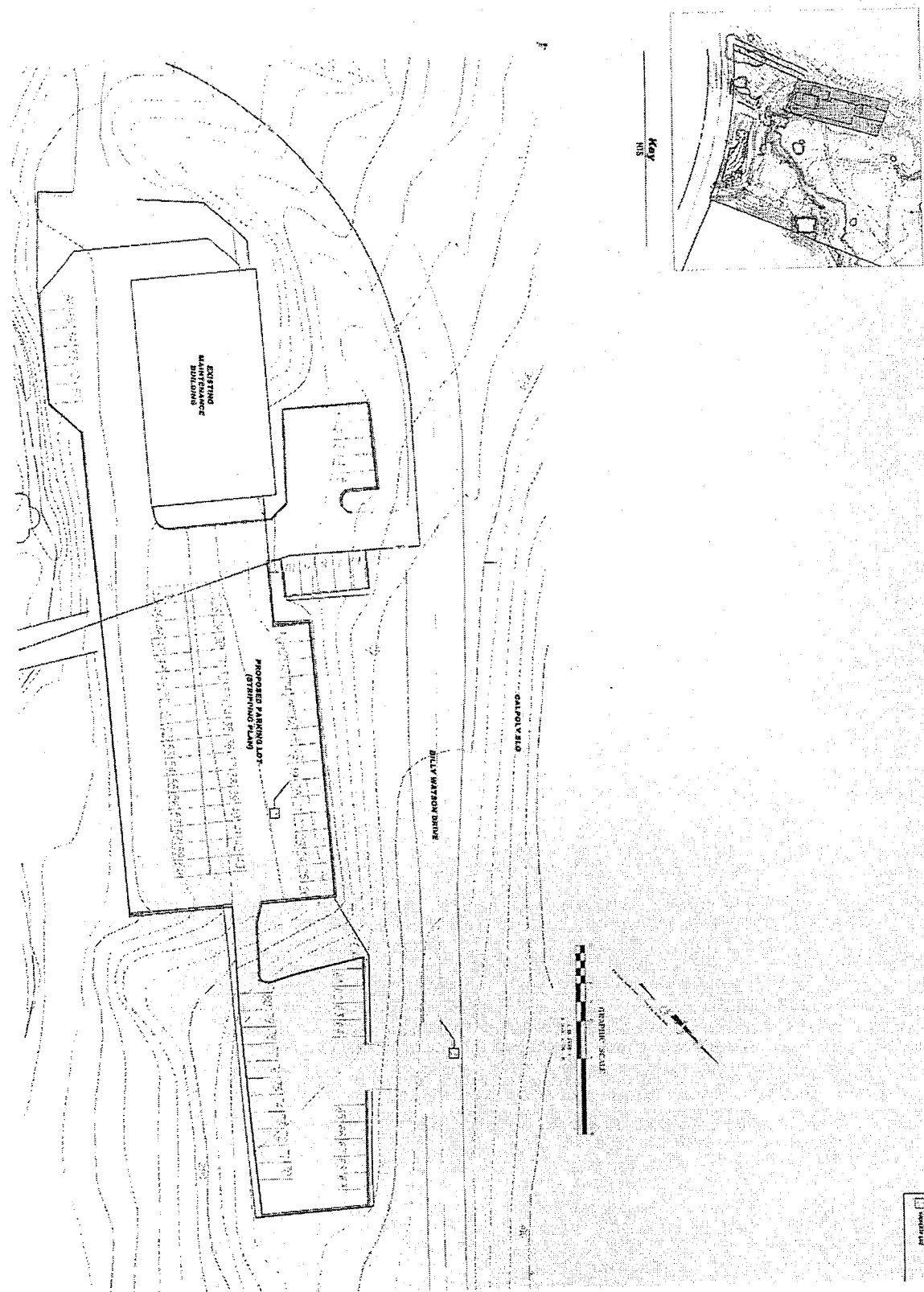
PROJECT

Minor Use Permit
SLO County Schools-D010323P



EXHIBIT

Floor Plan/ Elevations



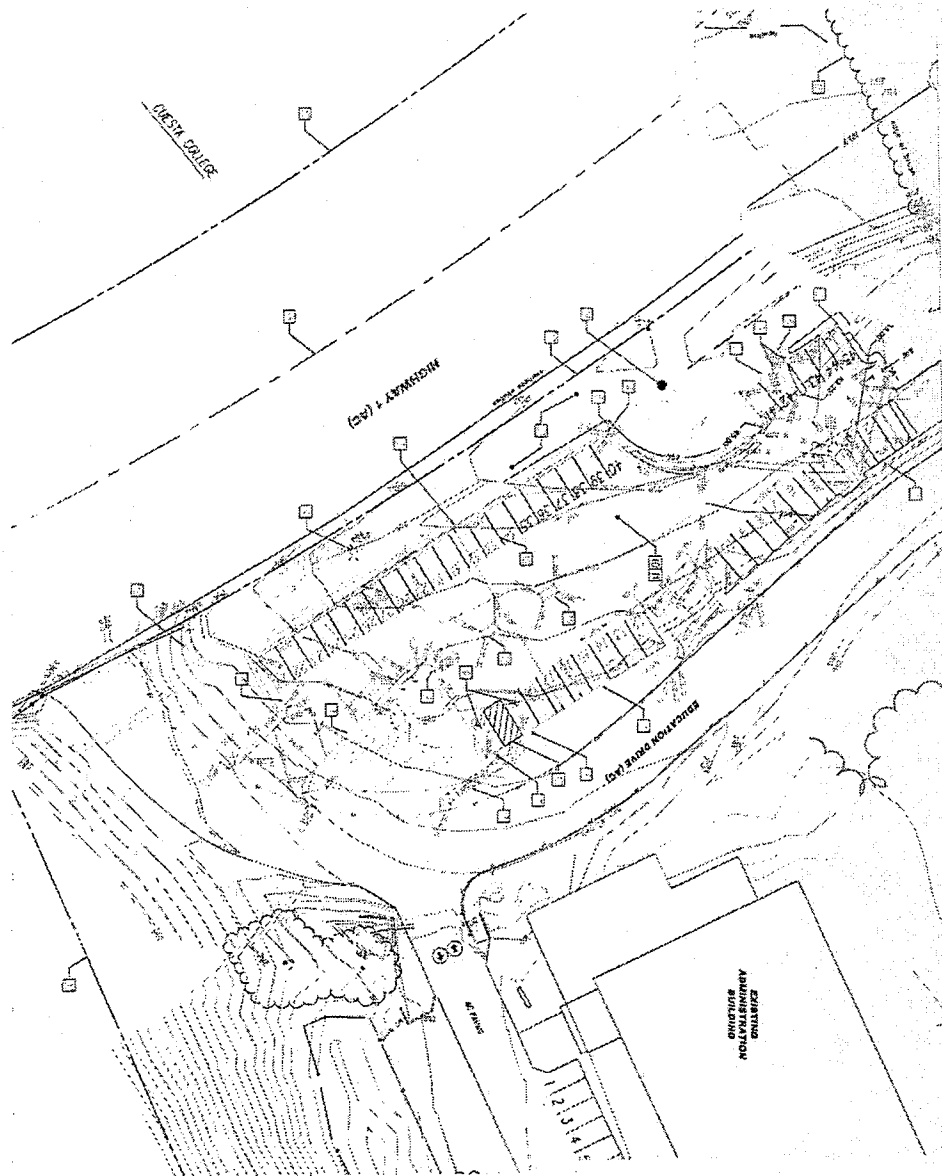
PROJECT

Minor Use Permit
SLO County Schools-D010323P



EXHIBIT

Re-striping parking plan



2 100'

1'

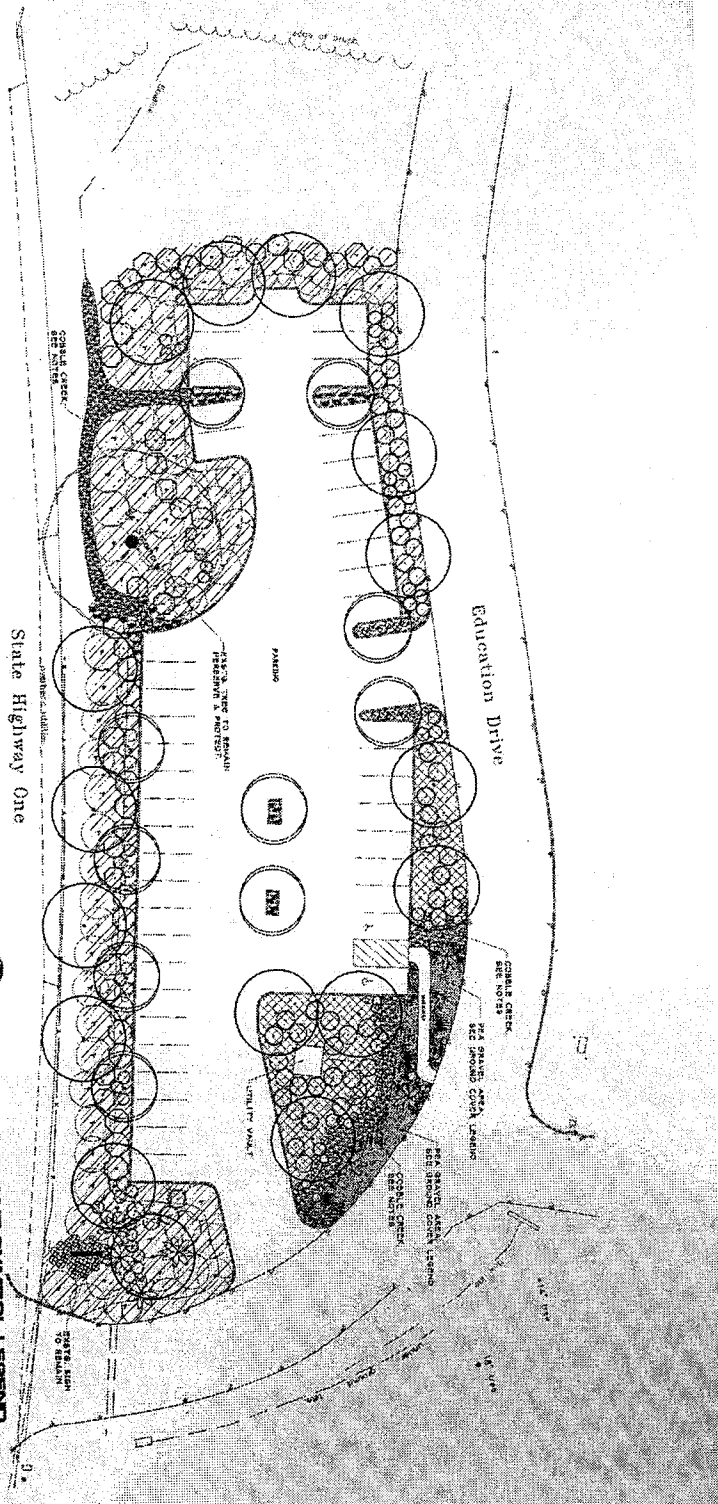
PROJECT

Minor Use Permit
SLO County Schools-D010323P



EXHIBIT

New Parking lot



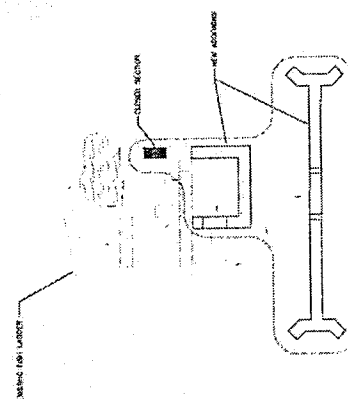
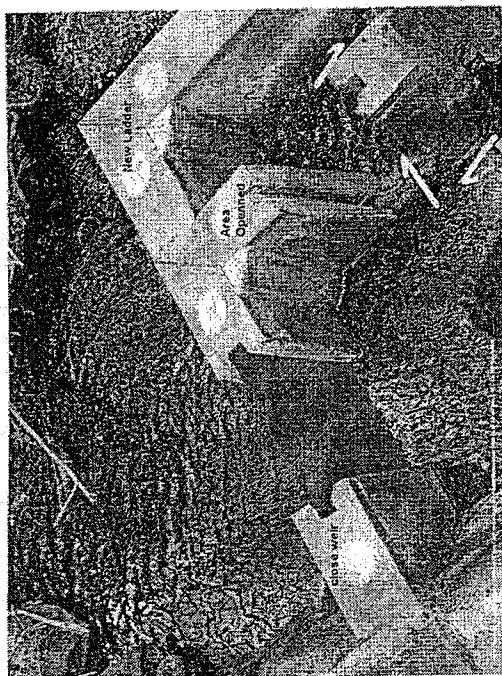
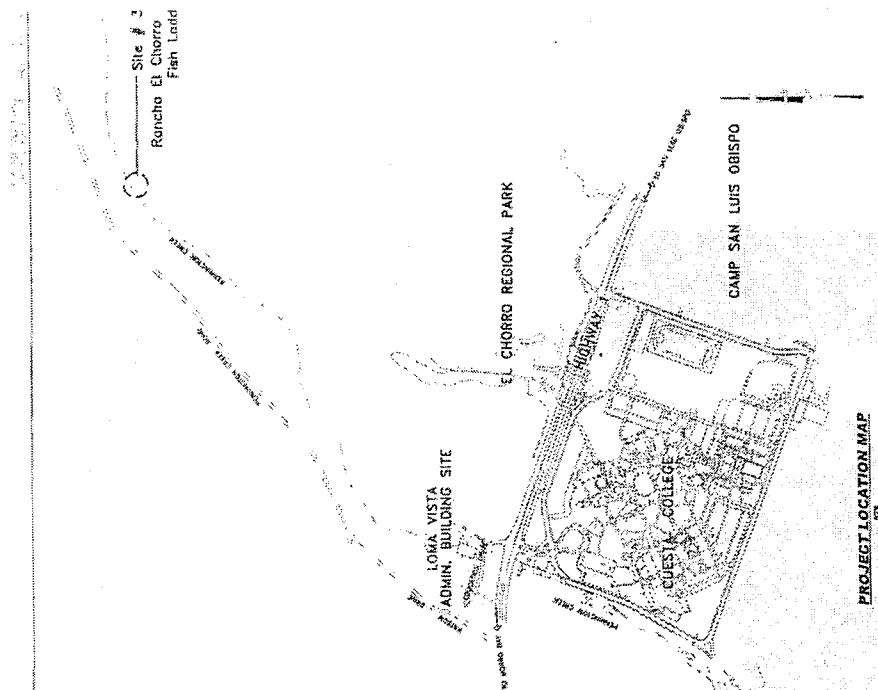
**PROJECT**

Minor Use Permit
SLO County Schools-D010323P



EXHIBIT

Class III Bicycle easement



PROJECT
 Minor Use Permit
 SLO County Schools-D010323P



EXHIBIT
 Fish ladder restoration project



COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (KO)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED03-074

DATE: June 2, 2005

PROJECT/ENTITLEMENT: San Luis Obispo County Schools Minor Use Permit; D010323P

APPLICANT NAME: SLO County Supervisor of Schools
ADDRESS: PO Box 8105, San Luis Obispo, CA 93403
CONTACT PERSON: John L. Wallace & Associates

Telephone: (805) 544-4011

PROPOSED USES/INTENT: A request for a Minor Use Permit/Coastal Development Permit to allow for the removal of an existing 1,053 square foot temporary building and the construction of a new 4,245 square foot administration building and a new parking lot with 45 parking spaces, resulting in the disturbance of a 24,000 square foot area.

LOCATION: The project is located on the north side of the intersection of Education Drive and Highway 1, in the rural part of the County, approximately 3 miles northwest of the City of San Luis Obispo

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: California Coastal Commission

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on _____
(Circle one) 20-DAY 30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency
☐ Responsible Agency approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Title

Date

Public Agency



COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No: San Luis Obispo County Supervisor of Schools, ED03-074, D010323P

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Transportation/Circulation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Wastewater |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Water |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services/Utilities | <input checked="" type="checkbox"/> Land Use |

☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kerry Brown
Prepared by(Print)

Kerry Brown
Signature

5/18/05
Date

Steven McMasters
Reviewed by(Print)

Ellen Carroll
Signature

Ellen Carroll,
Environmental Coordinator
(for)

5/10/05
Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: - Proposal by San Luis Obispo County Supervisor of Schools for a Minor Use Permit/Coastal Development Permit to allow for the removal of an existing 1,053 square foot temporary building and the construction of a new 4,245 square foot administration building and a new parking lot with 45 parking spaces, resulting in the disturbance of 24,000 square feet. The project is located on the north side of the intersection of Education Drive and Highway 1, in the rural part of the County, approximately 3 miles northwest of the City of San Luis Obispo, in the Estero planning area.

ASSESSOR PARCEL NUMBER: 073-211-004

SUPERVISORIAL DISTRICT #: 2

B. EXISTING SETTING

PLANNING AREA: Estero, Rural

LAND USE CATEGORY: Public Facility

COMBINING DESIGNATION(S): Local Coastal Plan, Geologic Study Area

EXISTING USES: Administration Buildings, Maintenance and operations facility, school, and temporary administration trailer

TOPOGRAPHY: Gently to steeply sloping

VEGETATION: Annual grassland and riparian woodland

PARCEL SIZE: 709 acres

SURROUNDING LAND USE CATEGORIES AND USES:

North: Public facilities and Agriculture; school, offices and grazing

East: Recreation; golf course and regional park

South: Public Facility; military and community college

West: Agriculture; grazing

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting - The project site is located off of Highway 1 on Education Drive. The proposed new Administration building and parking lot will be minimally visible from Highway 1. The proposed Administration building will be located close to the area where the existing portable admin building currently is located. This location is tucked into a steeply sloping area and can only be visible from a short distance. The proposed parking lot will be located adjacent to Highway 1 at a lower elevation.

Impacts. As proposed, the project will potentially result in minimal visual impacts - the parking lot and administration building will be visible from Highway 1. Landscaping can provide sufficient screening to reduce visual impacts.

Mitigation. The project will be required to incorporate the following measures to reduce potential visual impacts to less than significant levels:

The applicant shall submit a landscape plan for review and approval that sufficiently screen the proposed parking lot and administration building.

2. AGRICULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. **AGRICULTURAL RESOURCES -**
Will the project:

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

d) Other _____

☐ ☐ ☐ ☐

Agricultural Resource Impacts - The project site is located in the Public Facilities land use category and is located in an area dominated by public facilities (Cuesta College, California Men's Colony, etc.) and agricultural grazing activities. The proposed new Administration building and parking lot will not impact existing agricultural activities. No impacts to agricultural resources are anticipated.

3. **AIR QUALITY - Will the project:**

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

a) *Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?*

☐ ☐ ☒ ☐

b) *Expose any sensitive receptor to substantial air pollutant concentrations?*

☐ ☐ ☒ ☐

c) *Create or subject individuals to objectionable odors?*

☐ ☐ ☒ ☐

d) *Be inconsistent with the District's Clean Air Plan?*

☐ ☐ ☒ ☐

e) Other Asbestos Exposure

☐ ☒ ☐ ☐

Air Quality Setting / Impacts. As proposed, the project will result in the disturbance of approximately 24,000 square feet. This will result in both short-term vehicle emissions (which helps create ozone) and the creation of dust during construction. In addition, the project will generate approximately 67 peak hour vehicle trips daily. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below the threshold warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan (CAP). The CAP looks at the cumulative effects of county buildout, and is updated every three years with the intent to review and include programs, as needed, to bring the county into attainment for air quality. A geological report (Earth Systems Pacific, October 17, 2003 and Addendum October 24, 2003) was prepared (per CZLUO Sec. 23.14.070(C)) for the site. The geological report identified an asbestos bearing rock, such as serpentinite, underlying the southern corner of the building and retaining walls. An asbestos dust mitigation plan will be incorporated into the proposed project, as recommended by the geologic report.

Mitigation/Conclusions - Implementation of the previously-referenced asbestos dust mitigation plan will reduce potential geologic impacts to less than significant levels.

4. **BIOLOGICAL RESOURCES -**
Will the project:

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

a) *Result in a loss of unique or special status species or their habitats?*

☐ ☒ ☐ ☐

b) *Reduce the extent, diversity or quality of native or other important vegetation?*

☐ ☒ ☐ ☐

4. BIOLOGICAL RESOURCES -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The property is within the following habitats: Riparian woodland and annual grassland. The Natural Diversity Database (2002) identified the following sensitive species or habitats within close proximity of the proposed project: Arroyo de la Cruz manzanita, Blochman's Dudleya, California horned lizard, and the California red legged frog. Pennington creek runs through the southwestern section of the parcel (from north to south), the proposed project is located adjacent to Pennington creek.

Impacts.

Special Status Plant Species

The endangered Morro shoulderband snail was initially detected in biological surveys of the site. The surveys were performed in two locations at the site. The Administration Building site and a proposed parking lot site located adjacent to Highway 1. Six surveys for the Morro shoulderband snail, (five were consistent with the U.S. Fish and Wildlife Service's protocol) were conducted on the project site between July 1, 2002 and February 13, 2003 (Morro Group, Inc. 2003). Live Morro shoulderband snails or snail shells were found during four of the surveys in the proposed parking lot area. No Morro shoulderband snails or shell were found at the Administration building site. The US Fish and Wildlife determined that the snails found at the project site were different than the subspecies covered by the endangered species listing and were thus not protected under the Endangered Species Act

Riparian Vegetation

A biological assessment was performed at the site to determine the edge of riparian vegetation and evaluate any biological impacts associated with the proposed Administration building and new parking lot. The edge of riparian vegetation was determined to extend into the original proposed building footprint for the Administration building. The Coastal Zone Land Use Ordinance requires that new development (in rural areas) be setback a minimum of 100 feet from the upland edge of riparian vegetation. The existing portable office building is located 8 feet from the upland extent of riparian vegetation. In order to reduce costs the County Office of Education needs to located all administration functions in close proximity and therefore must locate the new administrative building at this site. The applicant evaluated other locations in an effort to avoid any impacts to the riparian vegetation and habitat. The new parking lot will be setback 103 feet from the edge of riparian vegetation.

Eight alternatives were evaluated. Option A is located in the vacant area between Education Drive and Highway 1 (in the area proposed as parking). Option A is prominently visible from Highway 1 a State and Federal Scenic Highway. Development at this location may have a significant visual impact and would result in a reduced parking. Option B is east of the existing Administration building. This option is also not viable since it would remove the existing detention basin, require extensive retaining walls /grading into the hillside and be prominently visible from Highway 1. Option C. is located within the existing parking lot north of the existing Administration building. This option places the footprint within the riparian setback (a portion within 18" of the edge of riparian vegetation) and eliminates

existing parking (with limited parking opportunities at the site). Option D is located at the existing portable administration building footprint. The option would place the proposed building within the riparian setback (25 feet from the edge of riparian vegetation). Option E is located northwest of the existing Maintenance building in the upper parking lot (west of Pennington Creek). This option E is also located within the required riparian setback and would eliminate existing parking. Option F is located northwest of the Maintenance building within the existing parking lot. This option would also encroach into the required riparian setback and displace parking. Option G is located northwest of the site across the creek. This option would require a creek crossing, removal of significant riparian vegetation and potential habitat, excessive grading and be located within the riparian setback. Option H is located northwest of the site between Pennington creek and a tributary to Pennington creek. This option would require a creek crossing and removal of significant riparian vegetation. It is concluded that because of site constraints including steep slopes and the presence of Pennington creek and a tributary to Pennington creek the only viable option that minimizes impacts and has the greatest setback from the existing riparian vegetation is the proposed building site Option D. See exhibit A for mapping of all options.

Mitigation/Conclusion. To mitigate for impacts to biological resources the applicant agreed to the following mitigation measures:

1. Monitoring of construction activities.
2. Prior to any site disturbance, construction areas shall be clearly flagged. All construction shall then be limited to within the flagged areas.
3. To reduce the likelihood of bank failure and sedimentation to Pennington Creek, all private and construction vehicle traffic should be limited to those areas away from the western edge of the property.
4. Prior to the start of construction, the applicant shall submit an erosion and sedimentation control plan for review and approval by the Department of Planning and Building. The plan should utilize sediment fences and/or hay bales properly keyed in to the hinge of the Pennington Creek upper bank. Installation of erosion/sediment control barricades should be installed around the perimeter of the construction zone.
5. Prior to the start of construction, the applicant shall implement the erosion and sedimentation control plan.
6. To ensure proper form and function, erosion control devices shall be checked on a daily basis by construction personnel and weekly by approved monitor.
7. Construction activities shall be limited the dry weather season (April 15 thru October 15).
8. Soil shall not be stockpiled in areas near the western margin, adjacent to Pennington Creek, or in areas that have potential to drain to Pennington Creek. Stockpiled soil should be properly covered at all times to avoid wind and water erosion and consequently siltation to Pennington Creek.
9. No heavy equipment shall be allowed within the Pennington Creek channel or the adjacent open space buffer zone. Construction necessary near the Pennington Creek bank shall be performed from the top of the bank within the property boundaries.
10. Prior to occupancy of the building (or other time approved by the Planning and Building Department), the applicant shall restore a fish ladder on Pennington creek previously damaged in the winter rains of 2003.

11. Prior to the start of construction the applicant shall submit a drainage plan for review and approval by the Planning and Building Department. The plan shall include installation of filtration devices, designed to remove oil, grease, and other potential pollutants from stormwater runoff shall be required for all storm drains leading to Pennington Creek. Subsequent implementation of the drainage plan.

5. CULTURAL RESOURCES -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disturb historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Cultural Resource Impacts. The project is located in an area historically occupied by the Obispeno Chumash. A Phase 1 surface survey was conducted (Singer and Associates; 2000), and no evidence of cultural materials was noted on-site, therefore no impacts are anticipated.

No structures are present and no paleontological resources are known to exist in the area. Impacts to historic or paleontological resources is not expected.

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Change rates of soil absorption, or amount or direction of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Include structures located on expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Involve activities within the 100-year flood zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS -

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Asbestos Dust Exposure

Setting/Impacts. Geology. The topography of the project ranges from (nearly level to moderately sloping to the east). The area proposed for development is inside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low to high. A potentially active fault is known to exist 1.5 miles to the northeast. A geological report (Earth Systems Pacific, October 17, 2003 and Addendum October 24, 2003) was prepared (per CZLUO Sec. 23.14.070(C)) to evaluate the area's geological stability relating to the proposed use. The report summarizes the geological conditions and concludes that the existing local and regional geologic conditions would not preclude construction of the proposed administration building at the site. The geological report identified an asbestos bearing rock, such as serpentinite, underlying the southern corner of the building and retaining walls. An asbestos dust mitigation plan will be incorporated into the proposed project, as recommended by the geologic report.

Drainage. Pennington Creek is found along the southwestern edge of the property. The area proposed for development is outside of the 100-year Flood Hazard designation. As described in the NRCS Soil Survey, these soils are Cropley clay, Diable clay, Los Osos loam, and Salinas silty clay loam. These soils are very poorly drained. A drainage and erosion/sedimentation plan will be required to evaluate drainage to Pennington Creek.

Sedimentation and Erosion. The soil types include: Cropley clay, Diable clay, Los Osos loam, and Salinas silty clay loam. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility and has a moderate to high shrink-swell characteristic. An Erosion and sedimentation plan will be required due to soil constraints.

Mitigation/Conclusions - Implementation of the previously-referenced asbestos dust mitigation plan drainage plan, and erosion and sedimentation plans and other measures (see mitigation summary) will reduce potential geologic impacts to less than significant levels.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hazards & Hazardous Materials Impacts - The project is not located in an area of known hazardous material contamination and does not propose use of hazardous materials. No significant fire safety risk was identified. The project is not expected to conflict with any regional evacuation plan. No impacts as a result of hazards or hazardous materials are anticipated.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels which exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to severe noise or vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Noise Impacts - The project will not generate nor will it be exposed to significant stationary or transportation-related noise sources, therefore, no significant noise impacts are expected to occur.

9. POPULATION/HOUSING - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create the need for substantial new housing in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Use substantial amount of fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Population and Housing Impacts - The project will not result in a need for a significant amount of

new housing, and will not displace existing housing. Therefore, no significant population and housing impacts are expected to occur.

10. PUBLIC SERVICES/UTILITIES

- Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Public Services/Utilities. The project area is served by the County Sheriffs Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station is the Cuesta station, which is about ½ miles from the proposed project. The closest Sheriff substation is in San Luis Obispo County Sheriff, which is about 3 miles from the proposed project. The project is located in the San Luis Coastal Unified School District. No significant project-specific impacts to utilities or public services were identified.

11. RECREATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recreation Setting / Impacts. The County Trails Plan does show a future trail being considered on the subject property. County Parks reviewed the proposal and requested Class III bicycle easement along Education Drive to Billy Watson Drive and back to Highway 1.

Mitigation / Conclusion. Implementation of the Class III bicycle easement will reduce potential recreation impacts to less than significant levels.

12. TRANSPORTATION/ CIRCULATION - Will the project:

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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12. TRANSPORTATION/

CIRCULATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce existing "Levels of Service" on public roadway(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impacts - The Administration building will access onto Education Drive to Highway 1 at a signalized intersection. Education Drive is a two-lane local road. Highway 1 is a principal arterial. Both roadways are operating at acceptable levels of service.

A referral were sent to County Public Works, no traffic concerns were identified.

Mitigation/Conclusion - Since no significant impacts were identified, no specific traffic-related mitigation measures are necessary.

13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project proposes to use the California Men's Colony sewer system to handle wastewater effluent. The sewer capacity will not be increased as a result of this project, because the occupants of the Administration building are being relocated from other building on the site. The

proposed project is required to have a valid will-serve letter that states this system can accept and process the wastewater proposed from the project prior to construction of the Administration building. To be in compliance with the Central Coast Basin Plan, this system was originally required to obtain a waste discharge permit through the Regional Water Quality Control Board. Should this additional amount of effluent exceed what is allowed for the existing waste discharge permit, an amendment to this permit will be necessary. If such an amendment is needed, improvements to the system may also be necessary, which could include expansion of portions of the system or enlarging the line(s) between the project and the system. Any such amendment would need to be approved by the RWQCB, and would need to meet the Central Coast Basin Plan.

Mitigations/Conclusions. Therefore, no special measures are needed and potential impacts are considered less than significant.

14. WATER - Will the project:		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water Usage. The project proposes to use a community water system (Department of Public Works County Services Area) as its water source. Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 700 gallons per day. No potentially significant impacts, and no specific measures above standard requirements have been determined necessary.

Surface Water Quality The Pennington Creek is approximately 30 plus feet from the proposed project. The topography of the site is gently sloping to steeply sloping. The area of disturbance is approximately 10,500 square foot area. Features of the project that will have potential impacts to water quality include: grading, additional runoff from new impermeable surfaces, work during the rainy season.

Mitigation/Conclusion. *Drainage Plan* - compliance with this plan (see also Geology section) will direct surface flows in a non-erosive manner through the site. Incorporation and implementation of these standard mitigation measures at the time specific development occurs and compliance with the Central Coast Basin Plan will reduce potential surface water quality impacts to a less than significant level. In addition the following mitigation measure will also reduce impacts to water quality: Installation of filtration devices, designed to remove oil, grease, and other potential pollutants from stormwater runoff shall be required for all storm drains leading to Pennington Creek.

15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impacts - The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to several agencies to review for various policy consistencies. The project was found to be consistent with these documents, except Section 23.07.174 of Title 23 of the County Code. The project will require an adjustment to the riparian setback (from 100 feet to 25 feet). Staff supports this request because of the constraints of the site. Steep slopes, Pennington creek, and the requirement of proximity to the existing Administration building dictate the location of the proposed Administration building.

The proposed project is not within or adjacent to a Habitat Conservation Plan area.

The surrounding uses are as follows: North - Agriculture; South - Public Facilities; East - Recreation; West - Agriculture. The proposed project is compatible with these surrounding uses because the Administration building is across from the existing community college and adjacent to the existing Administration and school facility buildings. These uses are compatible.

Mitigation/Conclusion - No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate</i>				

important examples of the major periods of California history or prehistory?

☐☒☐☐

- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project's, and the effects of probable future projects)*

☐☐☒☐

- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

☐☐☒☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.slocoplanbldg.com" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

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Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an "X") and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<u>X</u>	County Public Works Department	Attached
<u>—</u>	County Environmental Health Division	Not Applicable
<u>—</u>	County Agricultural Commissioner's Office	Not Applicable
<u>—</u>	County Airport Manager	Not Applicable
<u>—</u>	Airport Land Use Commission	Not Applicable
<u>—</u>	Air Pollution Control District	Not Applicable
<u>—</u>	County Sheriff's Department	Not Applicable
<u>—</u>	Regional Water Quality Control Board	Not Applicable
<u>—</u>	CA Coastal Commission	Attached
<u>—</u>	CA Department of Fish and Game	Not Applicable
<u>X</u>	CA Department of Forestry	Attached
<u>—</u>	CA Department of Transportation	Not Applicable
<u>—</u>	_____ Community Service District	
<u>X</u>	County General Services (Parks)	Attached
<u>—</u>	Other	
<u>—</u>	Other	

* "No comment" or "No concerns"-type responses are usually not attached

The following checked ("X") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<u>—</u> <u>Project File for the Subject Application</u>	<u>—</u> <u>Area Plan and Update EIR</u>
<u>—</u> <u>County documents</u>	<u>—</u> <u>Circulation Study</u>
<u>—</u> <u>Airport Land Use Plans</u>	<u>—</u> <u>Other documents</u>
<u>—</u> <u>Annual Resource Summary Report</u>	<u>—</u> <u>Archaeological Resources Map</u>
<u>—</u> <u>Building and Construction Ordinance</u>	<u>—</u> <u>Area of Critical Concerns Map</u>
<u>—</u> <u>Coastal Policies</u>	<u>—</u> <u>Areas of Special Biological</u>
<u>—</u> <u>Framework for Planning (Coastal & Inland)</u>	<u>—</u> <u>Importance Map</u>
<u>—</u> <u>General Plan (Inland & Coastal), including all</u>	<u>—</u> <u>California Natural Species Diversity</u>
<u>—</u> <u>maps & elements; more pertinent elements</u>	<u>—</u> <u>Database</u>
<u>—</u> <u>considered include:</u>	<u>—</u> <u>Clean Air Plan</u>
<u>—</u> <u>—</u> <u>Agriculture & Open Space Element</u>	<u>—</u> <u>Fire Hazard Severity Map</u>
<u>—</u> <u>—</u> <u>Energy Element</u>	<u>—</u> <u>Flood Hazard Maps</u>
<u>—</u> <u>—</u> <u>Environment Plan (Conservation,</u>	<u>—</u> <u>Natural Resources Conservation</u>
<u>—</u> <u>—</u> <u>Historic and Esthetic Elements)</u>	<u>—</u> <u>Service Soil Survey for San Luis</u>
<u>—</u> <u>—</u> <u>Housing Element</u>	<u>—</u> <u>Obispo County</u>
<u>—</u> <u>—</u> <u>Noise Element</u>	<u>—</u> <u>Regional Transportation Plan</u>
<u>—</u> <u>—</u> <u>Parks & Recreation Element</u>	<u>—</u> <u>Uniform Fire Code</u>
<u>—</u> <u>—</u> <u>Safety Element</u>	<u>—</u> <u>Water Quality Control Plan (Central</u>
<u>—</u> <u>—</u> <u>Land Use Ordinance</u>	<u>—</u> <u>Coast Basin - Region 3)</u>
<u>—</u> <u>—</u> <u>Real Property Division Ordinance</u>	<u>—</u> <u>Other</u>
<u>—</u> <u>—</u> <u>Trails Plan</u>	<u>—</u> <u>Other</u>
<u>—</u> <u>—</u> <u>Solid Waste Management Plan</u>	

In addition, the following project-specific information and/or reference materials have been considered as a part of the Initial Study:

Biological Assessment (Morro Group July 17, 2002)

Morro shoulderband snail survey report (Morro Group March 26, 2003)

Letter of concurrence from the U.S. Fish and Wildlife Service dated July 21, 2003

Culture Resources Survey (Singer and Associate September 7, 2000)

Exhibit B - Mitigation Summary Table

- BR-1 Prior to the start of construction, the applicant shall submit a biological monitoring plan (prepared by a qualified biologist) for review and approval by the Planning and Building Department. The monitoring plan shall include at a minimum:
- A. List of personnel involved in the monitoring activities;
 - B. Description of how the monitoring shall occur;
 - C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - D. Description of monitoring reporting procedures.
- BR-2 Prior to occupancy of the Administration building, a monitoring report shall be submitted to the Planning and Building Department for review and approval.
- BR-3 The Administration building shall be setback a minimum of 25 feet from the edge of riparian vegetation. Prior to the start of construction, the applicant shall stake the setback and call the Department of Planning and Building for a site inspection to verify setback.
- BR-4 Prior to any site disturbance, construction areas shall be clearly flagged. All construction shall then be limited to within the flagged areas.
- BR-5 To reduce the likelihood of bank failure and sedimentation to Pennington Creek, all private and construction vehicle traffic should be limited to those areas away from the western edge of the property.
- BR-6 Prior to the start of construction, the applicant shall submit an erosion and sedimentation control plan for review and approval by the Department of Planning and Building. The plan should utilize sediment fences and/or hay bales properly keyed in to the hinge of the Pennington Creek upper bank. Installation of erosion/sediment control barricades should be installed around the perimeter of the construction zone.
- BR-7 Prior to the start of construction, the applicant shall implement the erosion and sedimentation control plan.
- BR-8 To ensure proper form and function, erosion control devices shall be checked on a daily basis by construction personnel and weekly by approved monitor.
- BR-9 Construction activities shall be limited the dry weather season (April 15 thru October 15).
- BR-10 Soil shall not be stockpiled in areas near the western margin, adjacent to Pennington Creek, or in areas that have potential to drain to Pennington Creek. Stockpiled soil should be properly covered at all times to avoid wind and water erosion and consequently siltation to Pennington Creek.
- BR-11 No heavy equipment shall be allowed within the Pennington Creek channel or the adjacent open space buffer zone. Construction necessary near the Pennington Creek bank shall be performed from the top of the bank within the property boundaries.
- BR-12 Prior to occupancy of the building (or other time approved by the Planning and Building Department), the applicant shall restore a fish ladder on Pennington creek previously damaged in the winter rains of 2003.
- BR-13 Prior to the start of construction the applicant shall submit a drainage plan for review and approval by the Planning and Building Department. The plan shall include installation of filtration devices, designed to remove oil, grease, and other potential pollutants from

stormwater runoff shall be required for all storm drains leading to Pennington Creek

BR-14 Prior to the start of construction, the applicant shall implement the drainage plan.

GR-1 Construction vehicle speed at the work site must be limited to fifteen (15) miles per hour or less

GR-2 Prior to ground disturbance, sufficient water must be applied to the area to be disturbed to prevent visible emissions from crossing the property line.

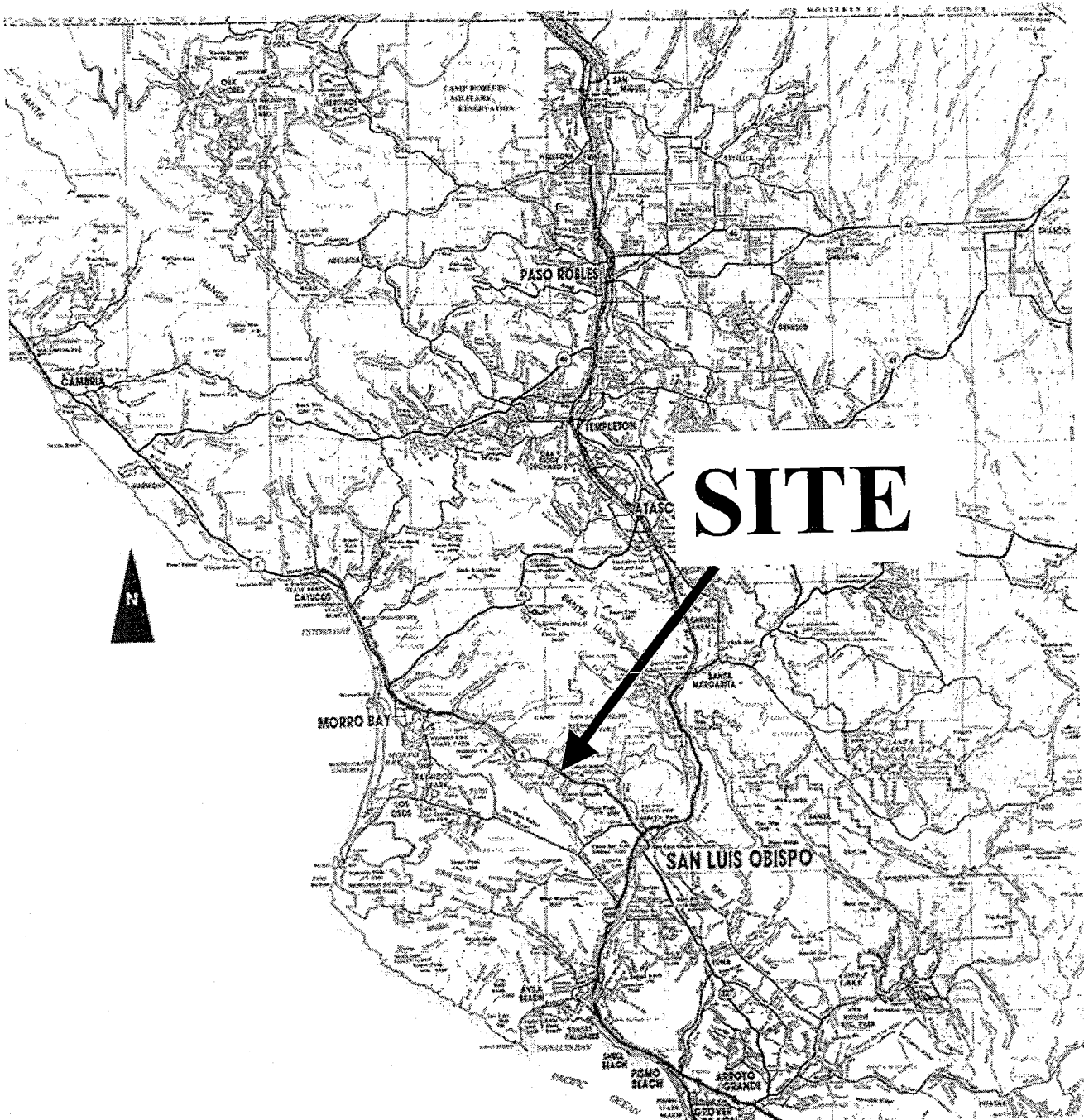
GR-3 Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line.

GR-4 Storage piles must be kept adequately wetted, treated with a chemical dust suppressant or covered when material is not being added to or removed from the pile.

GR-5 Equipment must be washed down before moving from the property onto a paved public road.

GR-6 Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours.

GR-7 Prior to the start of construction, the applicant shall submit an asbestos dust mitigation plan for review and approval by the Planning and Building Department.



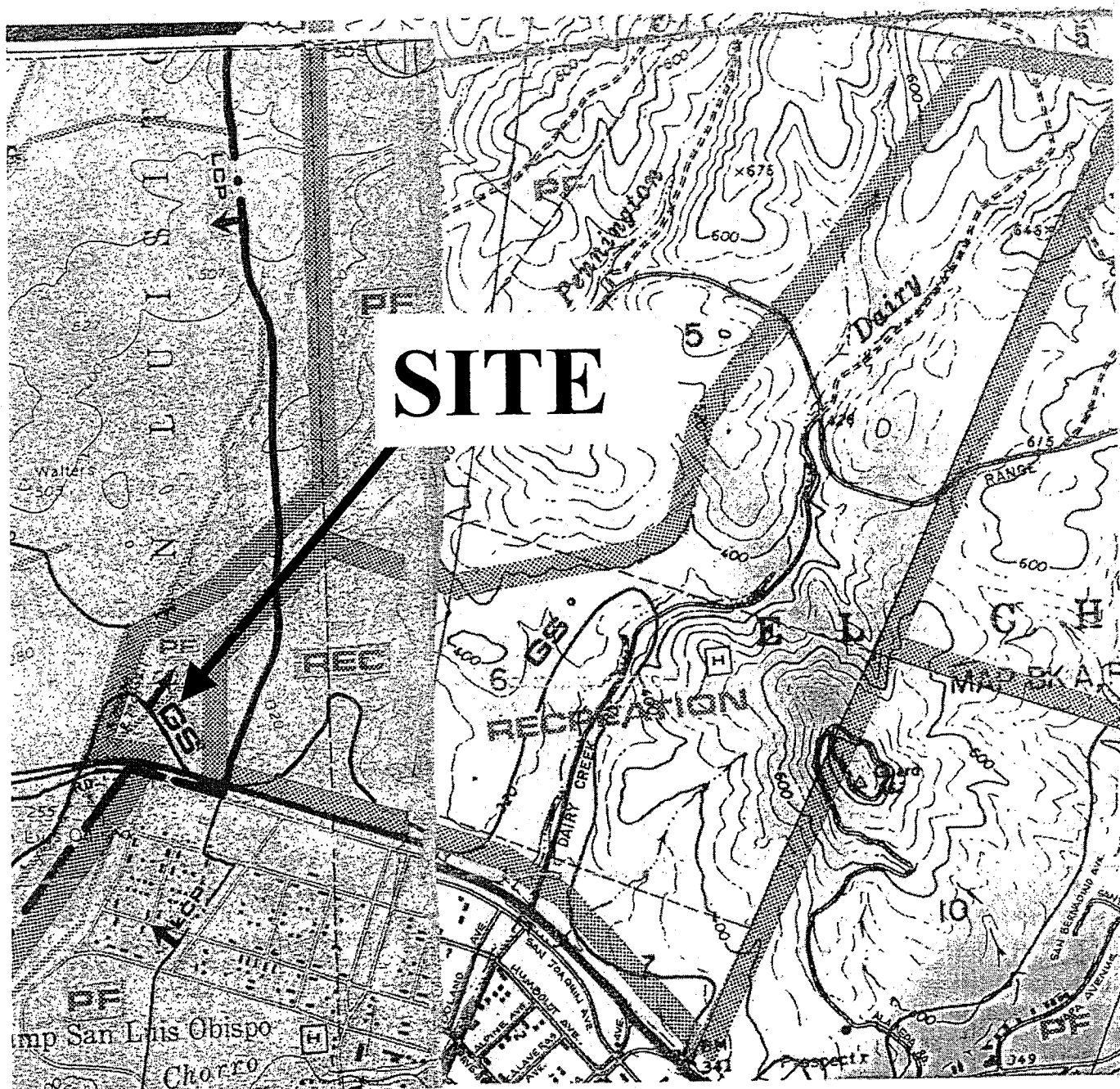
PROJECT

Minor Use Permit
SLO County Schools-D010323P



EXHIBIT

Vicinity Map



PROJECT

Minor Use Permit
SLO County Schools-D010323P



EXHIBIT

Land Use Map

**Loma Vista Administration Building
County of San Luis Obispo, California**

Minor Use Permit
SLO County Schools-D010323P



Site Plan



PROJECT

Minor Use Permit
SLO County Schools-D010323P



EXHIBIT

Grading plan for the Administration building

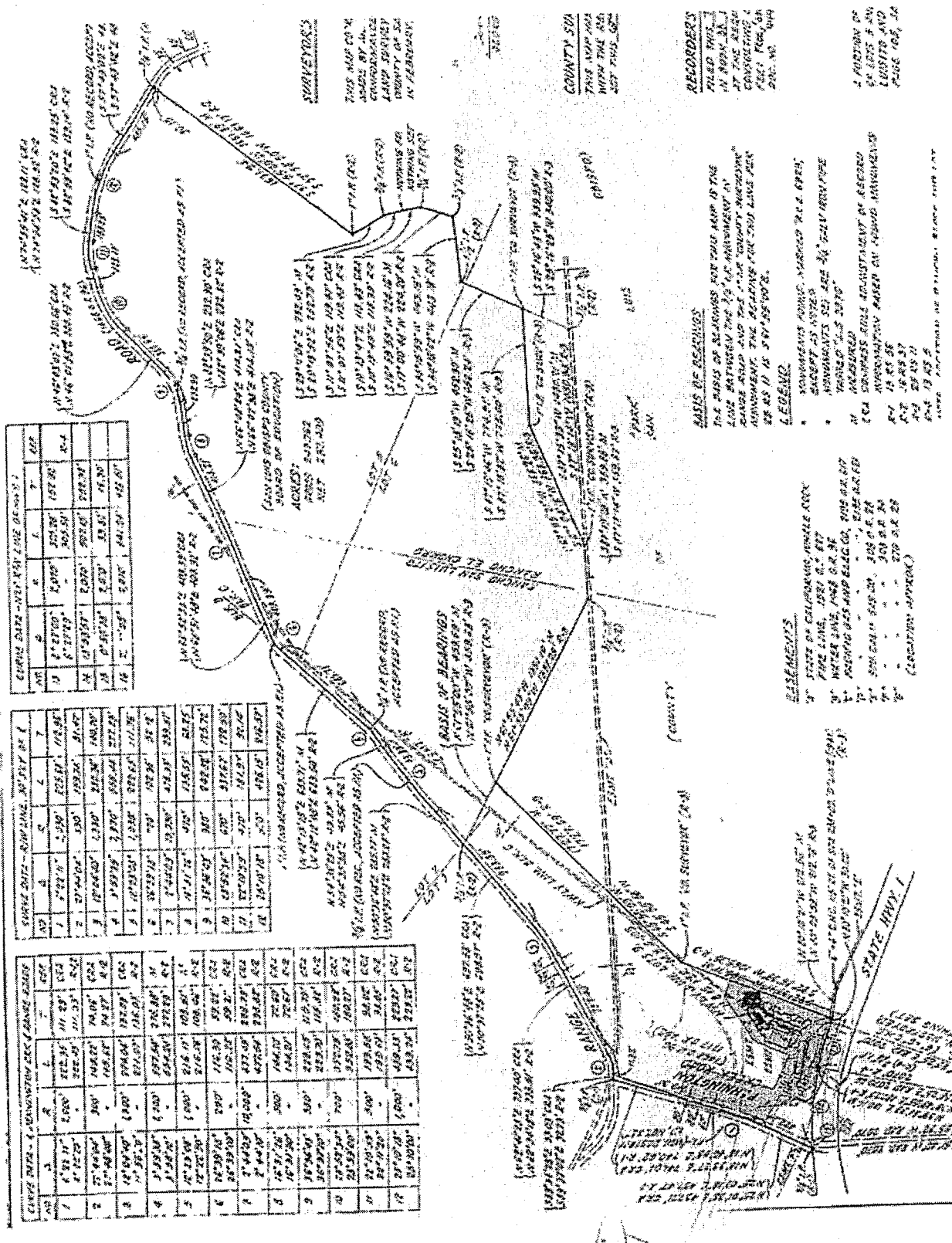
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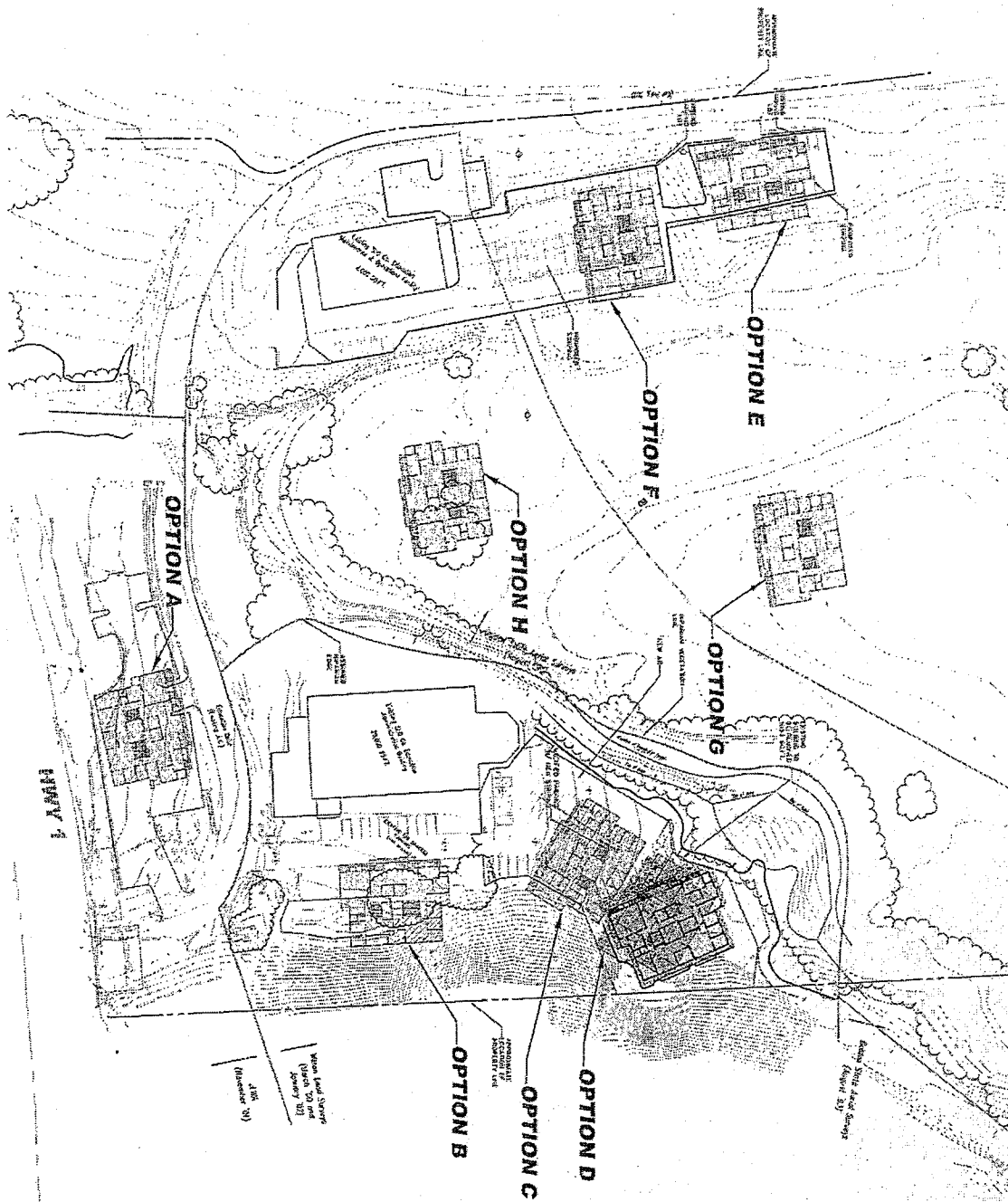
Minor Use Permit
SLO County Schools-D010323P



EXHIBIT

Entire site plan





Project Alternatives

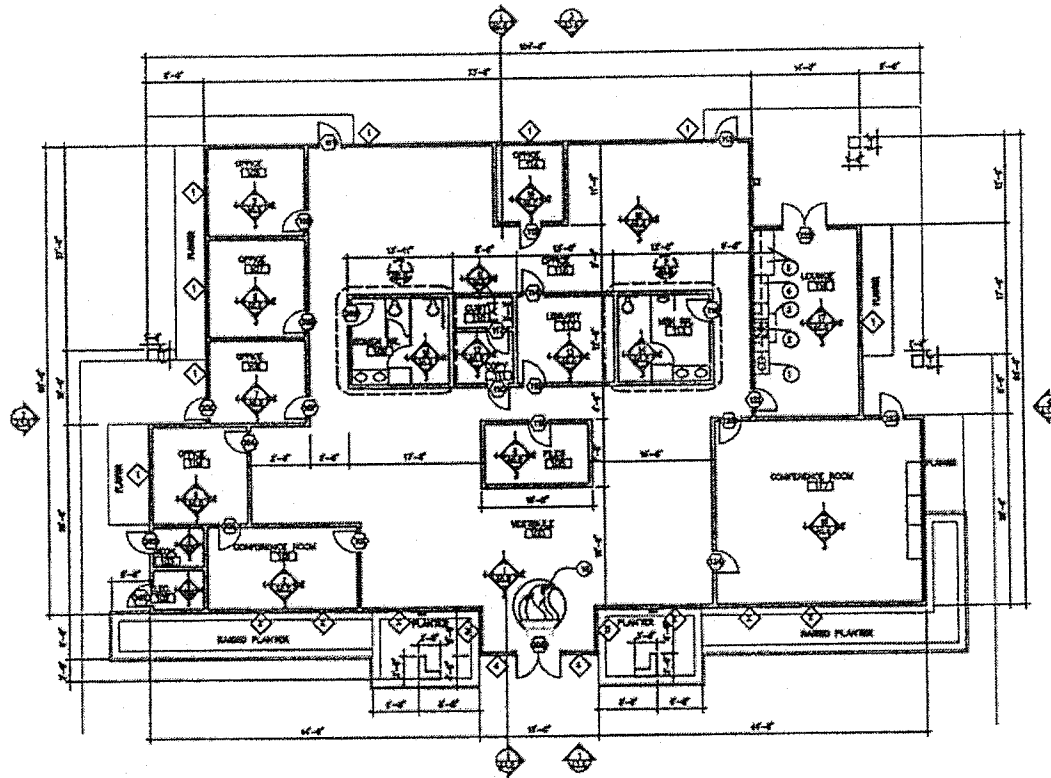
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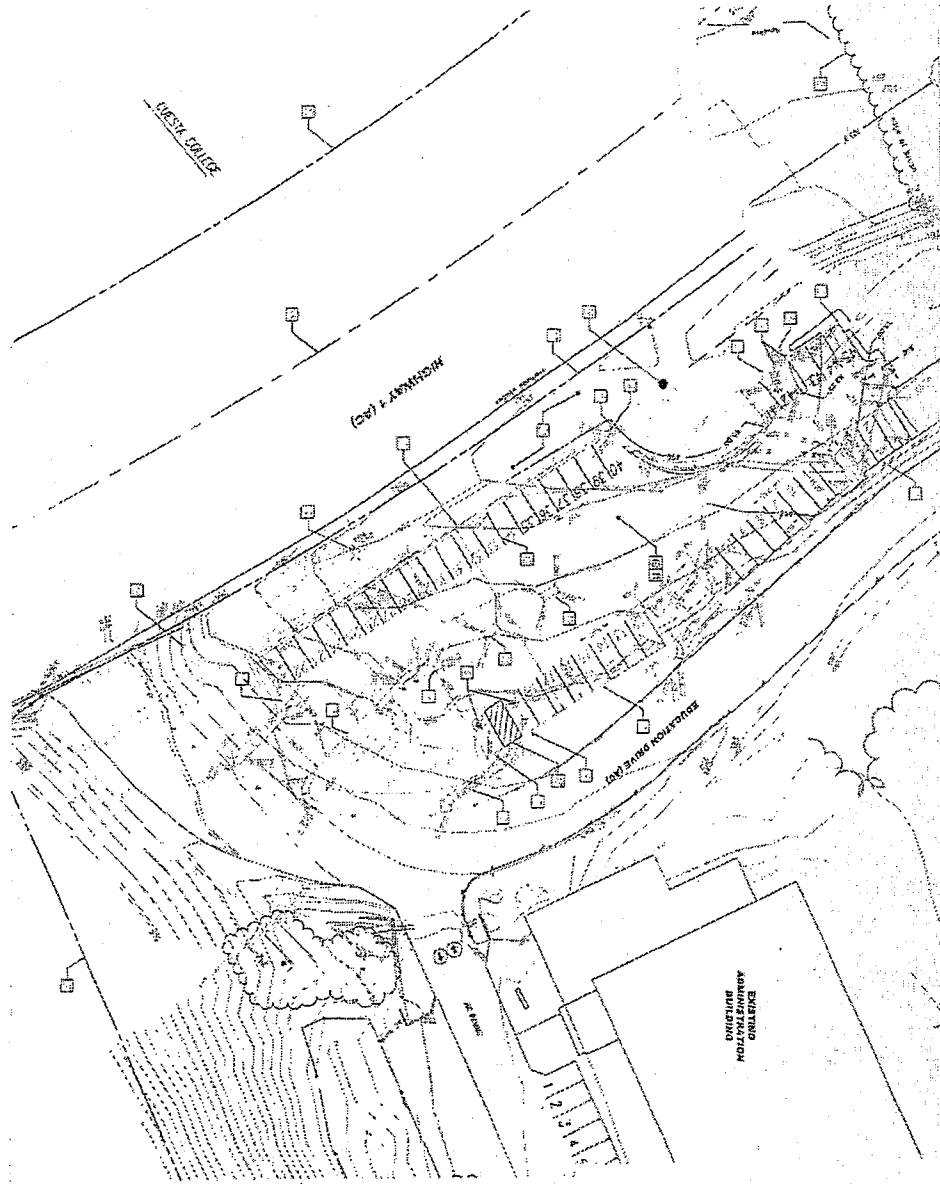
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EXHIBIT

Options





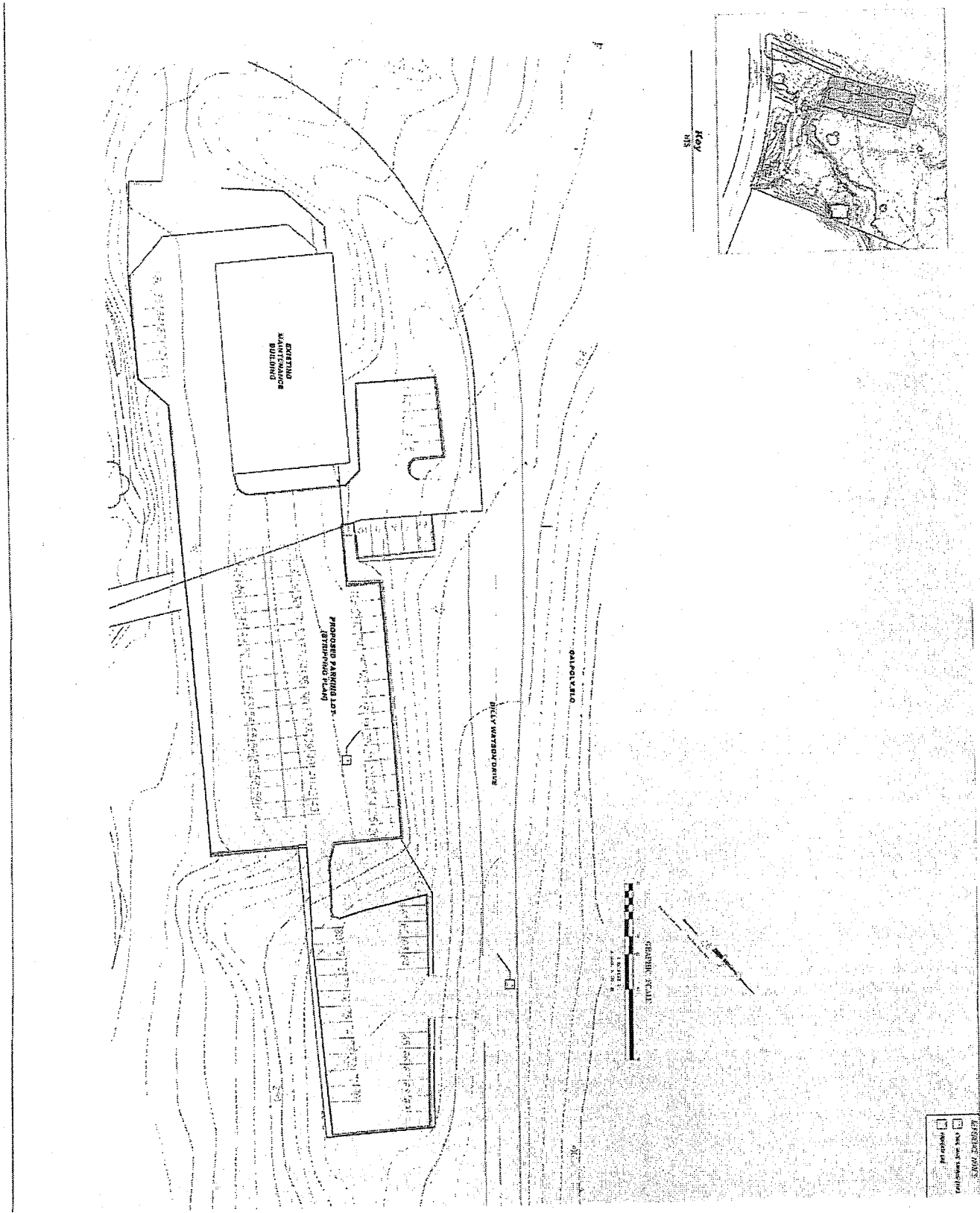
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Minor Use Permit
SLO County Schools-D010323P



EXHIBIT

New Parking lot



PROJECT

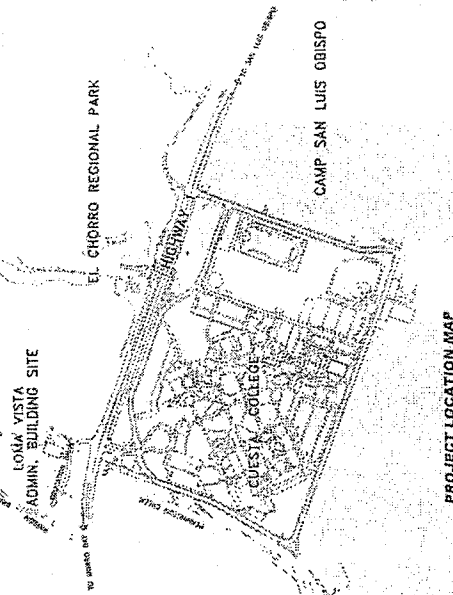
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SLO County Schools-D010323P



EXHIBIT

Re-stripping parking plan

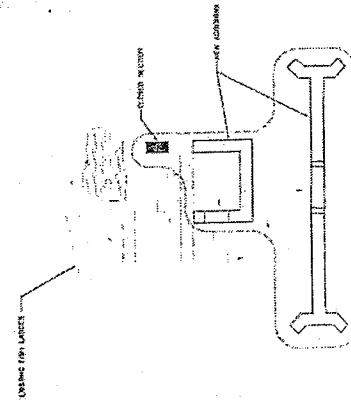
Site # 2
Runcho El Chorro
Fish Ladder



PROJECT LOCATION MAP



FISH LADDER MODIFICATION



PLAN VIEW - FISH LADDER MODIFICATION

PROJECT

Minor Use Permit
SLO County Schools-D010323P



EXHIBIT

Fish ladder restoration project



PROJECT

Minor Use Permit
SLO County Schools-D010323P



EXHIBIT

Class III Bicycle easement

May 19, 2005

DEVELOPER'S STATEMENT FOR
SLO COUNTY SCHOOLS MINOR USE PERMIT; ED03-074 (D010323P)

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

AESTHETICS

1. Prior to the start of construction, the applicant shall submit a landscape plan for review and approval by the Planning and Building Department.
2. Prior to occupancy of the Administration building, the applicant shall install landscaping.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Review Section.

BIOLOGICAL RESOURCES

3. Prior to the start of construction, the applicant shall submit a biological monitoring plan (prepared by a qualified biologist) for review and approval by the Planning and Building Department. The monitoring plan shall include at a minimum:
 - A. List of personnel involved in the monitoring activities;
 - B. Description of how the monitoring shall occur;
 - C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - D. Description of monitoring reporting procedures.
4. Prior to occupancy of the Administration building, a monitoring report shall be submitted to the Planning and Building Department for review and approval.
5. The Administration building shall be setback a minimum of 25 feet from the edge of riparian vegetation. Prior to the start of construction, the applicant shall stake the setback and call the Department of Planning and Building for a site inspection to verify setback.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Review Section.

6. Prior to any site disturbance, construction areas shall be clearly flagged. All construction shall then be limited to within the flagged areas.
7. To reduce the likelihood of bank failure and sedimentation to Pennington Creek, all private and construction vehicle traffic should be limited to those areas away from the western edge of the property.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Review Section.

8. Prior to the start of construction, the applicant shall submit an erosion and sedimentation control plan for review and approval by the Department of Planning and Building. The plan should utilize sediment fences and/or hay bales properly keyed in to the hinge of the Pennington Creek upper bank. Installation of erosion/sediment control barricades should be installed around the perimeter of the construction zone.
8. Prior to the start of construction, the applicant shall implement the erosion and sedimentation control plan.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Review Section.

9. To ensure proper form and function, erosion control devices shall be checked on a daily basis by construction personnel and weekly by approved monitor.

GEOLOGY AND SOILS

11. Construction activities shall be limited the dry weather season (April 15 thru October 15).
12. Soil shall not be stockpiled in areas near the western margin, adjacent to Pennington Creek, or in areas that have potential to drain to Pennington Creek. Stockpiled soil should be properly covered at all times to avoid wind and water erosion and consequently siltation to Pennington Creek.
13. No heavy equipment shall be allowed within the Pennington Creek channel or the adjacent open space buffer zone. Construction necessary near the Pennington Creek bank shall be performed from the top of the bank within the property boundaries.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Review Section.

14. Prior to occupancy of the building (or other time approved by the Planning and Building Department), the applicant shall restore a fish ladder on Pennington creek previously damaged in the winter rains of 2003.
15. Prior to the start of construction the applicant shall submit a drainage plan for review and approval by the Planning and Building Department. The plan shall include installation of filtration devices, designed to remove oil, grease, and other potential pollutants from stormwater runoff shall be required for all storm drains leading to Pennington Creek.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Review Section.

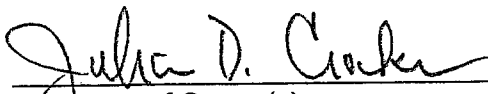
16. Prior to the start of construction, the applicant shall implement the drainage plan.
17. Construction vehicle speed at the work site must be limited to fifteen (15) miles per hour or less
18. Prior to ground disturbance, sufficient water must be applied to the area to be disturbed to prevent visible emissions from crossing the property line.
19. Areas to be graded or excavated must be kept adequately wetted to prevent visible emissions from crossing the property line.
20. Storage piles must be kept adequately wetted, treated with a chemical dust suppressant or covered when material is not being added to or removed from the pile.

Monitoring: Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Review Section.

21. Equipment must be washed down before moving from the property onto a paved public road.
22. Visible track-out on the paved public road must be cleaned using wet sweeping or a HEPA filter equipped vacuum device within twenty-four (24) hours.
23. Prior to the start of construction, the applicant shall submit an asbestos dust mitigation plan for review and approval by the Planning and Building Department.

Monitoring: Compliance will be verified by the Department of Planning and Building
in consultation with the Environmental Review Section.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.



Signature of Owner(s)

5/20/05
Date

Name of Owner - Print

Julian D. Crocker
County Superintendent of Schools